

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

February 14, 2008

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on **Thursday, February 14, 2008 at 7:30 p.m.**

Present: Planning Commission Members: Jeffrey Ice, Chairman, Charlene Barth, Gregory McDonald, Mary Jane Walker, Thomas Stehman. Council Representative: Raymond Haseley. Mayor Thomas P. Perciak. Administration: Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, Architectural Review Board Representative, William Boron.

The following was discussed:

Strongsville V.F.W. Post: Mrs. Daley stated that this proposal is to utilize approximately 368 SF for a canopy over their outside patio to be used as a smoking area for property located at 17900 Strongsville Boulevard. From the City Planner, there is no report. From Engineering, the plans are in approvable form. Mr. Foulkes stated that this plan is subject to review in accordance with the Ohio Building Code. Mr. Kolick stated that it is a small addition and if the Commission does not feel that it needs to go to the ARB then it would be okay to act on this and that it would need to be sent to City Council because it is in a Public Facility zoning district.

Szentpetery-Aschenbener-Schiegenberg Subdivision: Mrs. Daley stated that this proposal is to split the rear portion of PPN 393-14-022 and consolidate it with PPN 393-14-001. This will be an extension of Volunteer Park. There is a deviation because Lunn Road is not up to total industrial standards and there is no Sanitary on Lunn Road in this area. From the City Planner, both parcel "A" and "B" will meet the required Lot Width and Lot Area in a General Industrial zoning district. From Engineering, there is no report on the deviation. The plat is in approvable form. Mr. Foulkes stated that there was no report from Building. Mr. Kolick stated that it was okay to act on this one.

AT & T – 11698 Handle Road: Mrs. Daley stated that this proposal is to install an above-ground cabinet and cement pad located within the public right-of-way at PPN 396-02-001. From the City Planner, there is no report. From Engineering, the plans are in approvable form. No landscaping is recommended for this site. Mr. Foulkes stated that there is no report from the Building Department. Mr. Kolick stated that the City Forester has not recommended any landscaping on this site and if approved this would need to proceed to City Council.

AT & T – 10070 Prospect Road: Mrs. Daley stated that this proposal is to install an above-ground cabinet and cement pad located within a private easement at 10070

Prospect Road. From the City Planner, there is no report. From Engineering, the site plan is in approvable form. The City Forester has recommended that 3 Arborvitae be added to the landscaping on this site. Mr. Foulkes stated that there was no report from Building. Mr. French stated that there was no report from Fire. Mr. Kolick stated that this should be made subject to the report of the City Forester.

Ordinance 2008-22: Mr. Haseley stated that this was for the rezoning for the Enterprise Rent-A-Car site to be located on Pearl Road. This was made necessary because Enterprise wants to put a store for renting cars at this location. It is part and parcel of the coming of the Northeastern District Headquarters with 175 employees which will be located on Mohawk Drive. He asked that the Commission give a favorable recommendation for him to take back to City Council. Mayor Perciak stated that this operation on Mohawk Drive was going to be the largest operation in North America.

The meeting was called to order at 8:00 PM by the Chairman, Mr. Ice.

Roll Call:	Members Present:	Mr. Ice, Chairman Mrs. Walker Mr. Stehman Mr. Haseley, Council Rep. Mayor Perciak
	Also Present:	Mr. Foulkes, Asst.Bldg. Com. Mrs. Daley, Design Engineer Mr. Kolick, Asst. Law Dir. Randy French, Fire Dept Mr. Boron, ARB Chairman Carol Oprea, Recording Secy.

REVISED AGENDA

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – I move to use the Amended Agenda for this evening.

Mrs. Walker – Second.

Mr. Ice – Secretary please call the roll.

Roll Call: All Ayes APPROVED

Approval of Minutes

Mr. Ice – You have had a chance to review the minutes of January 24, 2008. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS/SUBDIVISIONS:

STRONGSVILLE V.F.W. POST 3345/ Bill Sopko, Agent

Site Plan approval of a 368 SF outside smoking area for property located at 17900 Strongsville Blvd., PPN 395-05-014 zoned Public Facility.

Mr. Ice - Item Number Two, Strongsville V.F.W. Post 3345. Please state your name and address for the record.

Mr. Denk – Greg Denk with the Strongsville V.F.W. Post 3345, 17900 Strongsville Blvd., Strongsville, Ohio. I am standing in for Mr. Sopko who is feeling under the weather.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering the plans are in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, the proposed addition, if approved is subject to a plan review in accordance with the O.B.C. The plans are in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, this is a small addition and if the Commission does not feel that it needs to go to the ARB then it would be okay to act on it and it would also be necessary to send it to City Council because it is in a Public Facility zoning district.

Mr. Ice - Thank you. Any other questions, or comments?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a 368 SF outside smoking area for property located at 17900 Strongsville Blvd., PPN 395-05-014 zoned Public Facility.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

SZENTPETERY-ASCHEBENER-SCHIEGENBERG SUBDIVISION

a) Deviation to permit a subdivision without sanitary sewers and pavement not meeting Industrial Standards on Lunn Road for property located on Lunn Road, PPN 393-14-001 and 022 zoned General Industrial, pursuant to Codified Ordinance Section 1228.01(i).

b) Subdivision Plat of PPN 393-14-001 and 022 to be split into two parcels, listed as Parcel "A" and Parcel "B", located on Lunn Road zoned General Industrial.

Mr. Ice - Item Number Four, Szentpetery-Aschenbener-Schiegenberg Subdivision.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the request is to consolidate PPN 393-14-001 and 022 and create new parcels "A" and "B". Parcel "A" will have a Lot Width of 476.5' and a Lot Area of 2.0 acres. Parcel "B" will have a Lot Width of 1,405' and a Lot Area of 25.3 acres. Both Parcel "A" and "B" will meet the required Lot Width of 200' and Lot Area of 2 acres in a General Industrial zoning district. From Engineering the plat is in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, there is no report. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, there is no report from the Law Department.

Mr. Ice - Thank you. Any other questions, or comments?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Deviation to permit a subdivision without sanitary sewers and pavement not meeting Industrial Standards on Lunn Road for property located on Lunn Road, PPN 393-14-001 and 022 zoned General Industrial, pursuant to Codified Ordinance Section 1228.01(i).

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald - I move to give favorable consideration for Subdivision Plat of PPN 393-14-001 and 022 to be split into two parcels, listed as Parcel "A" and Parcel "B", located on Lunn Road zoned General Industrial.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

AT & T/ Thomas J. Fogarty, Agent

Site Plan approval of an above-ground cabinet and cement pad to be located in the public right-of-way near 11698 Handle Road, PPN 396-02-001 zoned R1-100.

Mr. Ice - Item Number Five, AT & T. Please state your name and address for the record.

Mr. Williams – Mike Williams, AT & T. 13670 Lorain Avenue, Cleveland, Ohio 44111. Here tonight looking for approval of 11698 Handle Road and 10070 Prospect Road.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering the plans are in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, there is no report. Thank you.

Mr. Ice - Thank you. Mr. French.

Mr. French - Thank you, Mr. Chairman. From Fire there is no report.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, the City Forester has not recommended any landscaping on this site and if approved this would need to proceed to City Council.

Mr. Ice - Thank you. Any other questions, or comments?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of an above-ground cabinet and cement pad to be located in the public right-of-way near 11698 Handle Road, PPN 396-02-001 zoned R1-100.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

AT & T/ Thomas J. Fogarty, Agent

Site Plan approval of an above-ground cabinet and cement pad to be located in a private easement near 10070 Prospect Road, PPN 391-16-016 zoned R1-75.

Mr. Ice – Item Number Six, AT & T. Mr. Williams remains at the microphone.

Mr. Ice – We will listen to the administration reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner there is no report. From Engineering, the plans are in approvable form the City Arborist has recommended the addition of 3 Arborvitae on this site. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, there is no report. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, there is no report.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman, if approved this should be made subject to the report of the City Forester.

Mr. Ice - Thank you. Any other questions, or comments?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of an above-ground cabinet and cement pad to be located in a private easement near 10070 Prospect Road, PPN 391-16-016 zoned R1-75.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

Ordinance No. 2008-22

An Ordinance Amending the Zoning Map of the City of Strongsville adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of certain real estate located at 8674 Pearl Road in the City of Strongsville from GB (General Business) Classification to MS (Motorist Service) Classification (PPN'S 395-06-004 and 395-06-005) and from CS

(Commercial Service) Classification to MS (Motorist Service) Classification (PPN 395-06-006).

Mr. Haseley – Item Seven, Ordinance No. 2008-22. Concerning the Enterprise Rent-A-Car. I am asking for a favorable to take back to City Council.

Mr. Ice - **An ordinance** Amending the Zoning Map **of the City of Strongsville adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville** to Change the Zoning Classification of certain real estate located at 8674 Pearl Road **in the City of Strongsville** from GB (General Business) Classification to MS (Motorist Service) Classification (PPN'S 395-06-004 and 395-06-005) and from CS (Commercial Service) Classification to MS (Motorist Service) Classification (PPN 395-06-006).

Mr. McDonald – I move to give favorable consideration.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice - Any other business to come before this Commission this evening? Seeing none, we are adjourned.

Hearing no other business to come before the Commission, the Chairman adjourned the meeting at 8:06 p.m.

Jeffrey A. Ice, Chairman

Carol M. Oprea, Administrative
Assistant

Approved