

# STRONGSVILLE PLANNING COMMISSION

## MINUTES OF MEETING

February 28, 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 28, 2008 at 7:30 p.m.**

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

The following was discussed:

**STRONGSVILLE POLICE DEPARTMENT:** Mrs. Daley stated that this proposal is to construct a 23,218 SF addition to the Strongsville Police Department located at 18688 Royalton Road. They are going to demo the existing Fire Station and put this addition on. Mr. Uher gave a short presentation on this project. He stated that the plan for this building is to provide a new addition to the Police Station to the east. With the reconfiguration of the parking lot and the new garage and firing range will be located in the northeast corner, reconfiguration of the whole north parking lot, where the majority of the people currently park, primarily to be used for staff parking. We envision that once this facility is built that this will be primarily used for staff and also in the process we are proposing raise the Graves House in order to make more parking that is available for Council Chambers meetings, for Mayor's Court and what have you. We would like to pretty much keep the public parking focused more towards Westwood Drive; thus dividing the site into two so that there is less confusion as to Police vehicle traffic vs. public traffic. He showed the Commission color renderings of all elevations of the new building. This is the new front entrance on the far west end of the site. As you currently enter off the green space there is an entrance which is primarily just for Police and for Mayor's Court. We are creating one common entrance that will be used for both the Police Station and the Council Chambers. It will have 3 pairs of doors, we are creating a more formal plaza that is in front that has more of a relationship with the green space. The axial approaches will be conducive to starting to get the direction of traffic as you come into the building. Once you come into this rotunda feature which is a common public lobby between the Police Station and Council Chambers there will be signage on the walls. We continue these 45° brick walls, they will continue into the building and there will be signs that say Police Department on the right hand side, Council Chambers on the left. This central area will then divert the pedestrian traffic to both places. Mayor Perciak stated that everything will be coming in off the commons and that the current rear entrance will no longer exist. Mr. Uher stated that in the north parking lot the pedestrian traffic was re-routed and that they would create a raised, dyed

and stamped crosswalk. Right now the traffic comes across at a 90° angle, this will follow along the curved road back towards the Library and divert the pedestrian traffic more towards the front to alleviate some of the confusion that currently exists. Then there will be all this parking on the northwest part of the site. We have radial walkways that come into this central lobby and as soon as you come in, this left side door, the most public of the doors will be the direct access into Council Chambers. This will be the back of the building where there will be new public restrooms, the Mayor's Court office and everything will be in the back of the facility. All the public usage will be more focused towards the front, towards the west. This is an overall perspective from Royalton Road. This would be standing on Royalton Road just southwest of the facility. This is the existing Police facility and Council Chambers which pops up behind it. This is the new rotunda feature which addresses the public green space better than the current entrance. We have taken the vocabulary from this building and give it a more modern fresh interpretation and created architectural bookends to accentuate and punctuate the building and give it a framework of the new kind of encapsulating the old. We are giving new fresh copings to the building, some accent bandings to accentuate the detailing of the building so that the building has more of a formal presence to it. More modern interpretations of these bays. You can see how these 45° bays are more modern, cleaner interpretations of the vocabulary that was introduced in the original Police Station building with a little more architectural style to them. What we have done on the expansion of the jail, as it currently stands is a small portion of the building and doesn't comply with today's standards as far as the Ohio Department of Rehabilitation and Corrections. So the jail addition is a substantial component to the project and yet one of our focuses to this was to create something that didn't read as a detention facility as they typically do where they get very small windows. We have introduced and brought over those punched opening features that look more like office building windows around the backside of the building, continued some of the banding that goes all the way around the building, these are also windows at the jail but they don't present themselves that way. You don't see bars as you often might in other facilities. We've added an architectural window to the outside to enhance the appearance that you have from the north side. Mayor Perciak stated that this was the Sallyport where the prisoners are brought in. All of this is going to be on this side so that people won't know what it is and it will be secure, it won't be seen from the street from either side. Mr. Uher stated, this elevation is from a staff area from the north parking lot. Mayor Perciak stated that this is where the garages are and the new Firing Range. He stated that this was going to be one tight Police compound along with the Council Chambers and the Mayor's Court. The drive thru Sallyport is a secure area. They remotely control the garage doors, the garage doors go up, the vehicles pull in and the garage doors close behind them giving them a completely safe environment in which to transfer prisoners. There is never a situation where there is an open door when somebody is being transferred. Mayor Perciak stated that between what building is

existing and what is being added the total square footage will end up being about 40,000 SF. They have done a great job because when you take something that is so rectangular and nondescript and make it something better and what we can afford to do and the plan that they have come up with and the Police Department you have to remember that the jail part we really have little leeway as to how that is to be done, the State steps in. Mr. Uher stated that the square footage that gets driven by the amount of square footage that has to be allocated for each inmate as well as the support spaces, circulation, all the square footage of the jail is pretty much per State requirements, no more and no less. The configuration of it is for, the interior planning is driven by best visibility and security within the facility. Mrs. Daley stated from the City Planner, there were 3 areas of non-conformance, the setback for the parking on the east and west and the building setback from the centerline on Royalton Road. Mr. Foulkes stated that the plans are in approvable form. Mr. Boron stated that they received favorable recommendation from the ARB on 2-26-08. Mr. French stated, that there was no report. Mr. Kolick stated that this would need to be denied so that they could be sent to the BZA.

**ENTERPRISE RENT-A-CAR REGIONAL OFFICE:** Mrs. Daley stated that this proposal is to construct a 30,000 SF, 2 story building to be used as a car rental office for property located on Mohawk Drive. From the City Planner, this proposal meets the Research Development requirements. From Engineering, the plans are in approvable form. They made some revisions to their detention basin out front which slightly changed their parking, the drive needed to shift over. We did meet with the applicant regarding the replacement of the existing 24" sewer that they are going to replace. The City is going to work with them on that and they agreed to it. Mr. Boron stated that, as far as ARB, they are going to do a 3' mound with an 8' high fence. They agreed to replace this existing fence to match the new fence. This mound they also agreed that they were going to take away that space in the parking lot continuing the mound and wrapping it more to shield some of the residents. The site is fenced all the way around for security. Mr. Foulkes stated that this is in approvable form. Zakrajsek Engineering recommended approval with glare shields on the residential side. Sgt. Hall had some discussion about security lighting along the front and side although I think that might have been subdued after we talked about the fence. Mr. McDonald asked if the rear parking lot is gated. Mr. Boron stated that the whole perimeter was gated. The gates were pointed out on the plans. Mr. Kolick stated that the whole rear would be gated off where they keep the rental cars. Mr. Boron stated that the applicant stated that at night time they would reduce the lights by 50%. Mr. Kolick stated that he thought that there are about 700 parking spots at this location. Mr. French stated that the last time this applicant was here they stated that they would give the Fire Department a Knox key system for their gates for emergency access and that the building would be fully sprinkler protected. Mr. Kolick stated that the Commission could act on it.

**WALGREENS DRUG STORE:** Mrs. Daley stated that this proposal is to construct a 14,820 SF drug store located at 19700 West 130<sup>th</sup> Street. They did do some modifications to the drive. They have shifted the drive off of Boston to the east so that the cars coming through the drive thru will line up directly with the exit. When you come in off of Boston you either turn right or left so there is no conflict now with the drive thru. As well on the north end of this site, they are going to do some re-stripping so that when you come in off of West 130<sup>th</sup> you would go straight through rather than having the jog like it was when we had seen it before. From the City Planner, they did receive their variances that they needed on the number of spaces on parking and the parking setback from West 130<sup>th</sup>. From Engineering, the plans are in approvable form, we have some minor revisions but we have already discussed that with their engineer. Mr. Foulkes stated that the plans are in approvable form. Mr. Boron stated that the ARB asked them to continue the mounding and landscaping that was already there to keep it uniform which they did agree to. The ARB did give them a favorable recommendation. Mr. French stated, that from Fire, the last time they were here they stated that they would fully sprinkler protect this building and add a knox box. Mr. Kolick stated that it would need to be made subject to the cross easements, mutual easements and that they will not get their Building Permits until the easement are in to the Law Department and approved. Mayor Perciak asked what was holding this up. Mr. Dean stated that things were hung up with the Attorney's for Walgreen's. Mayor Perciak stated that there would not be a misunderstanding and that on record there would not be a Building Permit issued until we receive those easements. Mr. Terry stated that he felt that things would be finished up in the next week. He stated that he was told that this building would be done in 6 months and open by October.

**HARZACH SUBDIVISION:** Mrs. Daley stated that this proposal is to construct 32 Single Family Sublots north off Whitney Road next to Whitney Elementary. From the City Planner, the alignment of the Preliminary Subdivision Plan is in accordance with Local Street Plan (NE-3). From Engineering, Proposed S/L's 1 and 32 do not meet the required width for corner lots. The required width is 90', the applicant is proposing 85' on both lots. There is common property at the north end for their detention basins so they will need an Association to maintain that. This will be a dry basin. This is an aerial view showing the alignment of the street conflicting with the homes on the south side of Whitney. The problems that we have had before with new streets going in, Dan has agreed that he will do some landscaping over there. The only other issue is this existing storm sewer. The only other issue with this is the existing storm sewer in the rear of the property. It is a 54" storm sewer, corrugated metal pipe that is in dire need of repair. The bottom is completely out of it. We have spoken to Dan about having that replaced on his property. I believe that he is getting costs for that. Mr. Bailey stated that there was no firm cost on this yet. He believed that they would fall in line with were he was and if that was so then he stated that he would replace it for the City at his expense.

Mayor Perciak stated that he would like Mr. Bailey to get the costs and get back to the City with it. Mr. Bailey agreed. Mr. Kolick asked Mrs. Daley to comment on the grading. Mrs. Daley stated that right now it all falls to the North. She stated that these grades that are going to be the closest to the existing homes will be about 2' higher than what is out there now. She stated that Engineering did not see any problem with that. They would need to keep them up a little bit to get into this existing sanitary sewer that is back there. We would rather have them up a little higher to insure that these new houses will not have any problems with their basements. Mayor Perciak asked about the existing houses. Mrs. Daley replied that as far as sanitary they have occasional backups. It has helped now that we have replaced this line here, we have done relining down West 130<sup>th</sup> Street. Their problems are due to infiltration and cross connections. This subdivision is not going to add anything into this sanitary sewer. Mr. Bailey stated that the manhole that they were going into the would be 6' above the invert where we enter and by the time we get through the foundation I think we are going to be 8 or 9 feet above the entrance point so we will be substantially higher than even the 2<sup>nd</sup> manhole going to the west that Lori is showing. Mr. Kolick stated that there were some letters which were received from homeowners about the problems with the traffic there now on West 130<sup>th</sup> Street and Whitney and our CPTED Officer is saying that we need to look at it, but he thinks that we can alleviate some of that by different timing on the light, not necessarily needing another lane in there but at least we can address that. Mr. Bailey stated that he had talked to Councilman Daymut and was told that he would be glad to meet with them along with a representative from the City to look at the timing of the light in an effort to relieve some of that. Mrs. Daley stated that it would be the City's recommendation to have Tommy Ross look at the situation. Mayor Perciak agreed. Mr. Foulkes stated that the plans are in approvable form. He stated that Mr. Bailey needed to be sensitive to the placement on sublots 15, 16, 17, and 18 to be sure to maintain 10 feet of separation between lots for building code and fire ratings. He stated that there were no footprints on those lots and that some of them constrict and the Building Department would not like to see any tension points between the buildings so that you don't get too close. Also what has been seen in some pie shaped lots, if you don't have enough rear yard, if the future homeowner moves in there and wants to put on an addition there could be a potential problem. He asked that Mr. Bailey be sensitive to that when selling these lots. Mayor Perciak asked if Mr. Bailey intended to building there. Mr. Bailey stated that he was considering it. Mr. French stated there was no report from Fire. Mr. Kolick stated that there were wetlands that needed to be addressed but tonight it would need to be denied so that they could get to the BZA to look at those corner lots and then they could proceed to ARB to look at the detention basins that back up to the existing homes. They also need Covenants and Deeds and several other things which he stated that he would detail on the floor. Mr. McDonald asked if there was any other Association close to them. Mr. Kolick stated that there was

not, that the closest was Cartwright Estates and that he felt that there was nothing to adjoin them to. Mr. Bailey stated that he would really rather be on his own. Mr. Kolick stated that a small Association in past experience sometimes falls apart, that once it is set up nobody keeps it going. Mr. Bailey stated that in his last two subdivisions he had not run into problems and that a good strong Homeowners Association was a strong selling tool.

**AT & T, ROYALTON ROAD and HUNTINGTON:** The Chairman requested that the Commission do the reports for these two applications on the floor.

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

Roll Call:	Members Present:	Mr. Ice, Chairman Mr. Stehman Mrs. Walker Mr. McDonald Mrs. Barth Mayor Perciak
	Also Present:	Mr. Biondillo, Bldg. Comm. 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.

**EXCUSE MR. HASELEY**

Mr. McDonald - Mr. Chairman

Mr. Ice – Mr. McDonald.

Mr. McDonald - I move to excuse Mr. Haseley for just cause.

Mr. – 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 February 14, 2008. If there are no additions or corrections they will stand as submitted.

**FINAL APPROVALS:**

**STRONGSVILLE POLICE DEPARTMENT/ Bowen & Associates, Agent**

Site plan approval for the 23,218 SF renovations and addition to the Strongsville Police Department located at 18688 Royalton Road, PPN 396-10-014 zoned Public Facility.  
*\*Town Center Certificate of Appropriateness 2-25-08. ARB Favorable Recommendation 2-26-08.*

Mr. Ice – Item Number One, Strongsville Police Department. Please state your name and address for the record.

Mr. Uher – Scott Uher with Richard Bowen & Associates, 13000 Shaker Blvd., Cleveland, Ohio 44129.

Mr. Ice – We saw the renderings in the caucus so we will just go right to the reports, Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there are 3 areas of Public Facility zoning non-compliance; that is the building setback from Royalton Road 125' is required from the centerline and they are indicating 103' from the centerline. The Parking Setbacks required is 20' and they are indicating 5.5' on the east and 2' on the west. 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 plans are in approvable form. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give favorable recommendation on 2-26-08. Thank you.

Mr. Ice - Thank you. Mr. French.

Mr. French - Thank you, Mr. Chairman. From Fire the plans are in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, they have received their Certificate of Appropriateness from the Town Center. We will need to deny them tonight and have them proceed to the BZA for the necessary variances. Thank you.

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 for the 23,218 SF renovations and addition to the Strongsville Police Department located at 18688 Royalton Road, PPN 396-10-014 zoned Public Facility. *\*Town Center Certificate of Appropriateness 2-25-08. ARB Favorable Recommendation 2-26-08.*

Mrs. Walker- Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Nays DENIED

Mrs. Barth abstained from voting on this project.

**ENTERPRISE RENT-A-CAR REGIONAL OFFICE/ Randall Smith, Agent**

Site Plan approval of a 30,000 SF, 2 story building to be used as a car rental office for property located on Mohawk Drive, PPN 395-12-005 zoned Research-Development. *\*ARB Favorable Recommendation 2-26-08.*

Mr. Ice – Item Number Two, Enterprise Rent-A-Car Regional Office. Please state your name and address for the record.

Randall Smith with Davison, Smith, Certo Architects, 26031 B Center Ridge Road, Westlake, Ohio 44145.

Dan Rose with Carnegie Development, 27500 Detroit Road, Westlake, Ohio 44145.

John Zocola with Enterprise, 24690 Sperry Drive, Westlake, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, this proposal meets the Research Development requirements. From Engineering, the plans are in approvable form. As discussed in caucus, we did meet with the applicant regarding the replacement of the existing 24” storm sewer located along the southerly property line and the City will work with them in getting that sewer replaced. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, it is in approvable form. The City has also received the lighting report from Mr. Zakrajsek Engineers and they also recommend approval subject to glare shields being installed on fixtures that may cause glare to be directed toward the residential properties. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give favorable recommendation on 2-26-08. Discussion was had with the applicant about the screening along the residential line of this property. The applicant did agree to do a 3’ high mound with an 8’ high fence and replacing the Euthenics fence to match the new fence along the rear property line; also to extend the mounding on the southeast corner of the site to further protect the residents. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, the applicant stated in their earlier appearance that this building would be fully sprinkler protected and that they will have a Knox key access for all the gates for emergency access. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. I believe that the applicant had also agreed to reduce the parking lot lighting at least the wattage in the evening hours as well.

Mr. Smith – After the normal work hours, probably about 8:00 p.m. we will have the lighting in the inventory lot reduced 50%.

Mr. Kolick – Great, then any approval needs to be made subject to the extension of that fence across the south property line, including the Euthenics parcel, other than that you are ready to act on this. Thank you.

Mayor Perciak – Excuse me Mr. Chairman, we are putting up a whole brand new fence across this lot and the Euthenics lot?

Mr. Smith – Correct.

Mayor Perciak – I know there are holes and everything else in there so it is going to be a brand new fence for the record.

Mr. Smith – Yes.

Mayor Perciak – Thank you.

Mr. McDonald – That is the rear property line, Dan?

Mr. Kolick – It is the south property line for this property and Euthenics.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald – Just a question for the applicant, can you tell me a little bit about the traffic flow in the inventory area? How do you see cars coming in and going out? How many are we talking about?

Mr. Zicola – Aside from employees? We broke it down on a yearly average and we talk about 40 or 50 cars a day is what move in and out of there. Really it is just a holding lot, new car deliveries come in there. We stage them in the parking lot and then they move out with a team of drivers. At any given time we might be moving 50 cars in a day would be the maximum.

Mr. McDonald – So any new vehicles that are coming in from manufacturers come to this point.

Mr. Zicola – I can't say all, some of them are delivered directly to dealers. We pick them up there and take them straight to the retail locations. There are some

manufacturers that prefer to ship them to one location. Those are the ones that come in, they are mostly the foreign manufactures.

Mr. McDonald – Is it to balance your inventory between your different stores?

Mr. Zicola – Yes, we bring those cars there and then we also bring those that are coming out, they are taken there and then moved out to the various different points where they are disbursed from.

Mr. McDonald – Are they going out on semis or are they going out on their own wheels?

Mr. Zicola – Both.

Mr. McDonald – Okay. Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a 30,000 SF, 2 story building to be used as a car rental office for property located on Mohawk Drive, PPN 395-12-005 zoned Research-Development, subject to the installation of a new fence across the entire south property line. *\*ARB Favorable Recommendation 2-26-08.*

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Thank you.

**WALGREENS DRUG STORE/ Tim Dean, Agent**

Site Plan approval of a 14,820 SF building for a proposed Walgreen's Drug Store located at 19700 West 130<sup>th</sup> Street, PPN 399-33-008, zoned General Business. *\*ARB Favorable Recommendation 2-12-08.*

Mr. Ice – Item Number Three, Walgreen's Drug Store. Please state your name and address for the record.

Mr. Dean – Tim Dean 22100 Horseshoe Lane, Strongsville, Ohio.

Mr. Songer – Travis Songer with GP Associates, 520 South Main Street, Akron, Ohio.

Mr. Dean – We are pleased to submit for final plan approval for a 14,820 SF Walgreen's at the Corner of Boston and West 130<sup>th</sup> Street.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there were two areas of non-conformance with the General Business zoning. Those variances were granted by the BZA on 1-23-08. From Engineering, the plans are in approvable form. They have some minor revisions to do to their Storm Water Pollution Prevention Plan that we have already discussed with their engineer. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, the plans are in approvable form. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman, there was discussion at ARB about continuing the mounding from the north to the south along W. 130<sup>th</sup> and also along Boston Road to match what is existing in terms of mounding and plant material to help screen the cars a little bit. They agreed to do this. Other than that it was approved on 2-12-08. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, this applicant stated earlier that this building would be fully sprinkler protected and they will include a Knox box for emergency access for the Fire Department. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. As I reported in the Caucus, we still don't have the mutual easements that we have been asking for parking, ingress and egress, utilities, storm drainage, now including that retaining wall because the property line is proposed to split that retaining wall. What I had asked is that you make it contingent upon the receipt of that document and note that the Building Permit will not be issued until that document is received, approved, filed with the County, then we can issue the

Building Permit as well as the lot split that we are still holding. That condition should be placed on any approval here this evening. Thank you.

Mr. Ice - Thank you. Any other questions, or comments?  
Mrs. Barth – Mr. Chairman.

Mr. Ice – Mrs. Barth.

Mrs. Barth – What are the hours of operation?

Mr. Dean – Twenty-four hours.

Mrs. Barth – Twenty-four hours?

Mr. Ice – Are there any other questions or comments from the members?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a 14,820 SF building for a proposed Walgreen's Drug Store located at 19700 West 130<sup>th</sup> Street, PPN 399-33-008, zoned General Business, subject to the Law Director's report.  
*\*ARB Favorable Recommendation 2-12-08.*

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**HARZACH SUBDIVISION/ Dan Bailey, Agent**

Preliminary Subdivision Plan approval for 32 Single Family Sublots for Harzach Subdivision, property located north off Whitney Road, PPN 398-06-002, 003, zoned R1-75.

Mr. Ice - Item Number Four, Harzach Subdivision. Please state your name and address for the record.

Mr. Bailey – Dan Bailey, Bailey Development Company, 11528 Royalton Road, North Royalton, Ohio 44133.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the alignment of the Preliminary Subdivision Plan is in accordance with Local Street Plan (NE-3). From Engineering, all permits from outside agencies are required prior to final Planning Commission approval. This includes the Cleveland Water Department, Ohio EPA and the Army Corps of Engineers, if necessary. The applicant is showing wetlands onsite that are to be filled. Proposed S/L's 1 and 32 do not meet the required width for corner lots. The required width is 90', the applicant is proposing 85' on both lots. The centerline of the proposed street is to be located directly across from the residence at 13345 Whitney Road. The applicant may need to do some landscaping on this property to shield the headlights from cars exiting the Harzach Subdivision. A dry detention basin is to be used for stormwater management. This will outlet to an existing 54" storm sewer located at the end of Wesley Drive. This sewer is an old corrugated metal pipe that is near failure. We will work with the applicant on getting that sewer replaced. The final plan must meet the requirements of the city's Tree Preservation Ordinance. Further comments will be provided to the applicant as the final plans are developed. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, we would like to verify and let the applicant know that we would like him to be sensitive to the location of the building footprints on the pie shaped lots, numbers 15, 16, 17 and 18 with respect to side and rear yard and future additions and/or decks to be installed on some of those homes that he maintains or attempts to maintain the zoning requirements. Thank you.

Mr. Ice - Thank you. Mr. French.

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

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, before final approval I am going to need the Articles of Incorporation stamped by the Secretary of State as well as the Covenants and Deeds submitted with the language that you need to include from the city. If you don't have that you can get it from our Secretary. We need the applicant to come in and look at some of the traffic questions on the corner of Whitney and 130<sup>th</sup>. Look at the

timing of the light, we can look at other things but we need him to do that so if he could come in and we can take care of that. He needs to get over to the ARB to look at those retention basins and screening of those existing homes that are going to back up to those retention basins. We need to make sure that there is sufficient easement width to the Homeowners Association to get in and maintain those two basins in the event that they need to have attention. That will need to be shown on the plat. He needs to get the Army Corp. approval before we can give him a final approval on it. We also need him to come in and look at that house across the street to put in some type of mounding or screening otherwise the lights will be showing right on that house. I know that he has agreed to do that but we need to pay attention to make sure that is taken care of. I did review that 1973 easement that you sent me. You have authority under the City to get in there to do what needs to be done in regard to the connection to the sewer so we have that answered. For final approval you need to stop and see our City Forester and you need to adopt a tree plan. You need to sign a posting ordinance but tonight all we can do is deny him and move him on to BZA. It will give you some idea of the things you need to line up before you can get final approval. Thank you.

Mayor Perciak – Excuse me, Mr. Chairman, Dan, would it be appropriate to make certain that Mr. Bailey gets all this in writing from us?

Mr. Kolick – Sure, we even have it as part of the minutes. We will get it over to you.

Mayor Perciak – This way there will not be any misunderstandings with what needs to be done.

Mr. Bailey – That will be fine, I will pick it up when it is ready.

Mayor Perciak – Thank you.

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 Preliminary Subdivision Plan approval for 32 Single Family Sublots for Harzach Subdivision, property located north off Whitney Road, PPN 398-06-002, 003, zoned R1-75.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Nays DENIED

Mr. Ice – Okay so you will need to go over to BZA and we will send you over to ARB as well.

Mr. Bailey – Okay then I will pick the list of items to do. Who do I contact.

Mrs. Oprea – Dan, if you call me in the morning, it should be transcribed by the end of the day.

Mr. Bailey – Okay, by next Monday or Tuesday will be fine.

Mrs. Oprea – Yes.

Mayor Perciak – Mrs. Oprea is very efficient Dan.

Mr. Bailey – I found that out.

**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 18609 Royalton Road and 13821 Pearlview Drive, PPN 396-17-019 zoned R1-75.

Mr. Ice - Item Number Five, AT & T, 18609 Royalton Road. Please state your name and address for the record.

Mr. Williams – Mike Williams, with AT & T, 13630 Lorain Avenue, Cleveland, Ohio 44111. Here for site plan approval for two sites.

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. No landscaping is recommended for 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. Thank you.

Mr. Ice - Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman, this will need to be referred to City Council if approved here tonight.

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 18609 Royaltan Road and 13821 Pearlview Drive, PPN 396-17-019 zoned R1-75.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**AT & T/ Thomas J. Fogarty, Agent**

Site Plan approval for an above ground cabinet and cement pad to be located within the public right-of-way at 10046 Huntington Parkway, PPN 395-26-062 zoned R1-75.

Mr. Ice - Item Number Six, AT & T, 10046 Huntington Parkway. Mr. Williams remains at the microphone.

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. The City Forester has recommended that the existing Tulip tree located on the corner be removed and replace. 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. Thank you.

Mr. Ice - Thank you. Mr. Kolick

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Mr. Kolick – Thank you Mr. Chairman, this will need to be referred to City Council if approved here tonight. It also should be made subject to the report of the City Forester. Thank you.

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 for an above ground cabinet and cement pad to be located within the public right-of-way at 10046 Huntington Parkway, PPN 395-26-062 zoned R1-75 subject to the report of the City Forester.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

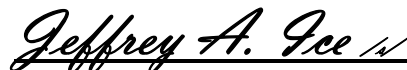
Roll Call:

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 8:25 p.m.

  
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Jeffrey A. Ice, Chairman

*Carol M. Oprea* \_\_\_\_\_

Carol M. Oprea, Administrative  
Assistant

**3-13-08**

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Approved