

# STRONGSVILLE PLANNING COMMISSION

## MINUTES OF MEETING

**November 8, 2007**

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on **Thursday, November 8, 2007 at 7:30 p.m.**

Present: Planning Commission Members: Mary Jane Walker, Thomas Stehman. Council Representative: Raymond Haseley. Administration: Mayor Thomas P. Perciak, 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:

**WESTFIELD/SOUTHPARK MALL:** Mrs. Daley stated that this was a revision to the Master Sign Program to add signage to the Key Bank location. From the City Planner there is no report and from Engineering there is no report. Mr. Foulkes stated that from Building the plans are in approvable form. Mr. Boron stated that the ARB gave favorable recommendation on 11-6-07. Mr. Kolick stated that they need to proceed to City Council.

**GEM CAR WASH:** Mrs. Daley stated that this was to do a small addition to the existing car wash to enclose some equipment that they just purchased. They got a survey done, stamped by a Surveyor and they meet their side yard setback; they had already gotten a variance on the front yard. From the City Planner the proposal meets applicable MS Zoning requirements. From Engineering the plans are in approvable form. Mr. Foulkes stated that from the Building Department the plans are in approvable form. Mr. Boron stated that the ARB gave favorable recommendation on 11-6-07. They are putting on a whole new roof, taking the blue off and putting on a dark charcoal with a tan/beige siding. It will be an up grade to the building. Mayor Perciak stated that it would be much more appealing. Mr. Kolick stated that it was okay to act on this one.

**AT & T – 11247 PROSPECT:** Mrs. Daley stated that this proposal is to install an above-ground Cabinet and Concrete Pad within the right-of-way at 11247 Prospect Road. It is on the corner of Rudy Drive. There is existing landscaping and Jennifer took a look at it. They are not going to damage any of the existing trees that are there. From the City Planner there is no report. From Engineering the site plan is in approvable form. Mr. Foulkes stated that from the Building Department the plans are in approvable form. Mr. Kolick stated this would need to be sent to City Council.

**AT & T – 19755 DRAKE ROAD:** Mrs. Daley stated that this proposal is to install an above-ground Cabinet and Concrete Pad within the right-of-way on the corner of Walnut

and 19755 Drake Road. It will actually be located on Walnut Drive next to an existing cabinet. From the City Planner there is no report. From Engineering the site plan is in approvable form. Mr. Foulkes stated that from the Building Department had no report. Mr. Kolick stated that if the Commission was okay without the addition of landscaping they could act on this matter. Mrs. Daley stated that the preference was not to add any landscaping in this area. Mr. Kolick stated that this would also need to go to City Council.

**AT & T – 14121 CROWN POINT PARKWAY:** Mrs. Daley stated that this proposal is to install an above-ground Cabinet and Concrete Pad within an existing utility easement at 14121 Crown Point Parkway and facing Hunt Road. It is back away from the sidewalk. There is some existing landscaping there that buffers it from the house. From the City Planner there is no report. From Engineering the site plan is in approvable form. Mr. Foulkes stated that from the Building Department there is no report. Mr. Kolick stated that the Commission could act on this one as well if satisfied with the landscaping.

**AT & T – 14849 WHITNEY ROAD:** Mrs. Daley stated that this proposal is to install an above-ground Cabinet and Concrete Pad located in a private easement (Surrarrer Park). We just approved a box at this location and they are putting in another one in a private easement. From the City Planner there is no report. From Engineering the site plan is in approvable form. Mr. Foulkes stated that from the Building Department there is no report. Mr. Kolick stated that the Commission could act on this one and it would also need to go to City Council.

**ORDINANCE NO. 2007-218:** Mr. Haseley stated that this Ordinance was to remove the need for the AT & T cabinet's requirement of going to ARB. He stated that he would like to take a Favorable Recommendation back to City Council.

**Mr. Haseley stated that there were only 4 members present tonight and that any approval would require a full vote to pass. He stated that the applicants would have a choice to wait until the next meeting for a vote if they did not feel comfortable.**

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

Roll Call:

Members Present: 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.

Mr. Haseley – As I expressed in Caucus we only have four members voting tonight and you need all four voters to vote yes in order for approvals and anybody that isn't comfortable with that and wants to delay it, that is your prerogative. I don't think that anyone will have a problem but it is my duty to advise everyone.

**EXCUSE MR. ICE, MR. MCDONALD AND MRS. BARTH**

Mrs. Walker - Mr. Chairman.

Mr. Haseley – Mrs. Walker.

Mrs. Walker - I move to excuse Mr. Ice, Mr. McDonald and Mrs. Barth for just cause.

Mayor Perciak – Second.

Mr. Haseley – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**REVISED AGENDA**

Mrs. Walker – Mr. Chairman.

Mr. Haseley – Mrs. Walker.

Mrs. Walker – I move to use the Revised Agenda for this evening.

Mr. Stehman – Second.

Mr. Ice – Secretary please call the roll.

Roll Call: All Ayes APPROVED

**Approval of Minutes**

Mr. Haseley – You have had a chance to review the minutes of October 11, 2007 and October 25, 2007. If there are no additions or corrections they will stand as submitted.

**FINAL APPROVALS:**

**WESTFIELD/SOUTHPARK MALL/ John Slagter, Agent**

Amendment to the Master Sign Program for Westfield Shoppingtown Southpark Mall adding (9) signs listed as numbers 43 thru 51 for Key Bank; property located at 500 SouthPark Center, PPN 396-20-001 zoned Shopping Center. *\*ARB Favorable Recommendation 11-6-07.*

Mr. Haseley - Item Number One, Westfield Southpark Mall. Please state your name and address for the record.

Mr. Bicanti – Tony Bicanti, 1375 E. 9<sup>th</sup> Street, Cleveland, Ohio. I am an Attorney with Buckingham, Doolittle and Bourroughs, I represent Westfield Southpark Mall. We are here for an amendment to the Master Sign Program to add 9 signs for Key Bank and we did have ARB approval. I am here to answer any questions you may have.

Mr. Haseley - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering there is no report.

Mr. Haseley - 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 11-6-07 for the addition of the nine signs. Thank you.

Mr. Haseley - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, any approval forthcoming tonight would need to be confirmed by City Council.

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

Mrs. Walker - Mr. Chairman.

Mr. Haseley - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for an Amendment to the Master Sign Program for Westfield Shoppingtown Southpark Mall adding (9) signs listed as numbers 43 thru 51 for Key Bank; property located at 500 SouthPark Center, PPN 396-20-001 zoned Shopping Center. *\*ARB Favorable Recommendation 11-6-07.*

Mr. Stehman - Second.

Mr. Haseley - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**GEM CAR WASH/ Jeffrey Briggs, Principal**

Site Plan approval of a 300 SF addition to the existing site as well as exterior renovations for property located at 8020 Pearl Road, PPN 395-05-016 zoned Motorist Service. *\*ARB Favorable Recommendation 11-6-07.*

Mr. Ice – Item Number Two, GEM Car Wash. Please state your name and address for the record.

Mr. Briggs – Jeff Briggs, owner of the GEM Car Wash. 3253 Hood Road.

Mr. Geits – Don Geis, Architect working with Jeff.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner the proposal meets applicable MS Zoning requirements. The required rear and side yard setback is 25', they are proposing 25.37' and they did receive a front building setback variance from the BZA on 12/7/88. From Engineering, the plans are in approvable form. Thank you.

Mr. Haseley – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, the plans are in approvable form. They have resubmitted a topographical map that is acceptable. Thank you.

Mr. Haseley – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB gave favorable recommendation on 11-6-07. They are putting on a new roof, replacing the whole roof of this structure with charcoal shingles and a beige/tan siding as shown at the ARB. Thank you.

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. as noted in the Engineering report, the detailed survey indicated that they no longer required a variance. You are in a position to act on this one. Thank you.

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

Mrs. Walker - Mr. Chairman.

Mr. Haseley - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site Plan approval of a 300 SF addition to the existing site as well as exterior renovations for property located at 8020 Pearl Road, PPN 395-05-016 zoned Motorist Service. *\*ARB Favorable Recommendation 11-6-07.*

Mayor Perciak - Second.

Mr. Haseley - 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 right-of-way located near 11247 Prospect Road, PPN 392-17-024 zoned R1-75.

Mr. Haseley – Item Number Three, AT & T. Please state your name and address for the record.

Mr. Williams – Mike Williams with AT & T, 13630 Lorain Avenue, Cleveland, Ohio. Looking to get the four new applications approved.

Mr. Haseley – 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 site plan is in approvable form. Thank you.

Mr. Haseley – Thank you. Mr. Foulkes.

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

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. I think we did have our City Forester look at each one of these applications, I believe that she concluded that there was no necessity for further landscaping on them. With that, if you are satisfied, you are free to act on it. This first one would need to be confirmed by City Council since it is in the right-of-way. Thank you.

Mr. Haseley - Thank you. Any other questions or comments?

Mrs. Walker - Mr. Chairman.

Mr. Haseley - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site Plan approval of an above-ground cabinet and cement pad to be located in the right-of-way located near 11247 Prospect Road, PPN 392-17-024 zoned R1-75.

Mr. Stehman - Second.

Mr. Haseley - 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 right-of-way near 19755 Drake Road, PPN 394-23-042 zoned R1-75.

Mr. Haseley – Item Number Four, AT & T. Mr. Williams remains at the podium.

Mr. Haseley – 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 site plan is in approvable form. Thank you.

Mr. Haseley – Thank you. Mr. Foulkes.

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

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Again if you are satisfied with no further landscaping, you are free to act on it. It will need to be approved by City Council since it is in the right-of-way.

Mr. Haseley - Thank you. Any other questions or comments?

Mrs. Walker - Mr. Chairman.

Mr. Haseley - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site Plan approval of an above-ground cabinet and cement pad to be located in the right-of-way near 19755 Drake Road, PPN 394-23-042 zoned R1-75.

Mayor Perciak - Second.

Mr. Haseley - 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 within a utility easement near the side of 14121 Crown Point Parkway, PPN 399-29-013 zoned R1-75.

Mr. Haseley – Item Number Five, AT & T. Mr. Williams remains at the podium.

Mr. Haseley – 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 site plan is in approvable form. Thank you.

Mr. Haseley – Thank you. Mr. Foulkes.

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

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Again, if you are satisfied with no further landscaping you can go ahead and act on this. This one is in a utility easement and would not need to go to City Council. Thank you.

Mr. Haseley - Thank you. Any other questions or comments?

Mrs. Walker - Mr. Chairman.

Mr. Haseley - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site Plan approval of an above-ground cabinet and cement pad to be located within a utility easement near the side of 14121 Crown Point Parkway, PPN 399-29-013 zoned R1-75.

Mr. Stehman - Second.

Mr. Haseley - 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 within a utility easement for property located at 14849 Whitney Road, PPN 398-07-001 zoned Public Facility.

Mr. Haseley – Item Number Six, AT & T. Mr. Williams remains at the podium.

Mr. Haseley – 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 site plan is in approvable form. Thank you.

Mr. Haseley – Thank you. Mr. Foulkes.

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

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. If you are okay without any landscaping around it you can act on it. This would need to go to City Council, it is on City owned land and is zoned Public Facility. Thank you.

Mr. Haseley - Thank you. Any other questions or comments?

Mrs. Walker - Mr. Chairman.

Mr. Haseley - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site Plan approval of an above-ground cabinet and cement pad to be located within a utility easement for property located at 14849 Whitney Road, PPN 398-07-001 zoned Public Facility.

Mayor Perciak - Second.

Mr. Haseley - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**REFERRALS FROM COUNCIL:**

**Ordinance No. 2007-218**

**AN ORDINANCE AMENDING SECTION 1246.08 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE TO PROVIDE REVIEW OF BUILDING PERMIT APPLICATIONS FOR CERTAIN STRUCTURES UTILIZED FOR PUBLIC UTILITY PURPOSES , AND DECLARING AN EMERGENCY.**

Mr. Haseley – Item Seven, Ordinance No. 2007-218. I am asking for a favorable recommendation to take back to City Council. Are there any questions or comments?

Mrs. Walker – I move to give favorable consideration.

Mr. Stehman – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Haseley - 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 8:07 p.m.

---

Raymond L. Haseley, Acting Chairman