

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

May 24, 2007

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on **Thursday, May 24, 2007 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. Administration: Mayor Thomas P. Perciak, Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Building Commissioner, Anthony Biondillo, Architectural Review Board Representative, William Boron.

The following was discussed:

**SCHNEIDER RESERVE:** Mrs. Daley stated that this is the Phase 2 of Schneider Reserve, all clusters. From the City Planner, on the Subdivision Plans, the location of the Phase II Cluster is in accordance with the Schneider Reserve Preliminary Development Plan approved by the Commission on 10/27/05. No report on the Tax Split Map or the Ground Sign. From Engineering, the plans are in approvable form, the Tax Split Map is in approvable form and the Ground Sign plans are in approvable form. The Ground Sign is right at the corner of Kenilworth and Whitney in common area. Mr. Biondillo stated that from the Building Department there was no report on the Subdivision or the Tax Split Map and that the Ground Sign was in approvable form. Mr. Boron stated that the ARB gave Favorable Recommendation and that the Board suggested adding additional landscaping. This was agreed on by the applicant. From subplot 44, along the property line, an additional 10 spruce trees and the applicant also stated that they would supplement the landscaping along Whitney if there are any gaps present. Mr. Kolick stated that they elected not to create a smaller association. They also decided not to use common area down Kenilworth so we did have them put a restriction on the plat. I do need to receive the final documents. Any approval of both "a" and "b" should be subject to the receipt of the final easements and the ARB comments here tonight.

**MARK REDDING/BANNER SERVICE CORP:** Mrs. Daley stated that this is just a lot split and that the parcel is located on Foltz. There is an existing building already located on the parcel and they are going to split it into two so that they can sell off the piece to the south. From the City Planner, both Block (D-1) and (D-2) will exceed the minimum required Lot Width (200') and Lot Area (2 acres) in a General Industrial Zoning District. From Engineering, the plat is in approvable form contingent on getting a Public Storm Sewer Easement shown over the drainage ditch that runs across the southwest corner and under the railroad tracks, it drains all of our sewers on Foltz. They have agreed to add that to the plat. Mr. Biondillo stated that there was no report from the Building

Department. Mr. Kolick stated any approval should be made subject to the receipt of the drainage easement as required by the Engineering Department.

**REAM BUILDERS OF CASTLEWOOD:** Mrs. Daley stated this is the entryway sign for Castlewood Subdivision. From the City Planner there is no report. From Engineering, the plans are in approvable form. They are going to put it into a separate landscape easement and it will not obstruct sight lines. Mr. Biondillo stated, from Building the plans are in approvable form. Mr. Kolick stated that it needed to go to ARB and that there is an easement needed for that area because it was a private area that would go to the Homeowners Association for maintenance of the landscape and signage.

**MESSAGE ENVY:** Mrs. Daley stated, this is located on the outside of the Mall. From the City Planner, Section 1258.04 Use Regulations states; Shopping Center Districts includes; "all personal service establishments without limitations on the number of persons engaged in such work." There is no report. From Engineering, there is no report. Mr. Biondillo stated from Building, it is in approvable form. He wanted a clearer understanding of what is taking place and make sure it is just for massotherapy, not to be utilized as a health spa facility. We do have requirements regarding the display of the licenses and copies of all the licensed individuals needed to be furnished to the Building Department for our files. They do have to comply with all State licensing requirements and the local Board of Health. Mr. Kolick stated that we need to confirm the use, if it is just massotherapy taking place there then that is a permitted use but if it is a spa that is not a permitted use and this needed to be confirmed on the floor and send them over to the ARB.

**WESTFIELD/SOUTHPARK MALL:** Mrs. Daley stated that this is a revision to the Master Sign Program for Massage Envy. From the City Planner there is no report. From Engineering, there is no report. Mr. Biondillo stated that from Building that the plans are in approvable form. Mr. Kolick stated that they need to be referred to the ARB here and if approved they would move on to City Council.

**AT & T – 17862 NORTH INLET:** Mrs. Daley stated that this is on the southwest corner of North Inlet and Drake. There is an existing cabinet there and this one is going to be going in just to the west of it. From the City Planner there is no report. From Engineering, the site plan is in approvable form. There are no sight line or drainage issues. Mr. Biondillo stated that from Building, the site plan is in approvable form. Mr. Kolick stated that this needed to be sent to the ARB. They do have a private easement and we do have a copy of that easement in our file. For this matter and all others, we do not put them on the Agenda until we receive a notice that they have informed the homeowner.

**K & F PROPERTIES:** Mrs. Daley stated this is for interior renovations and some exterior to the existing Strongsville Theatre on Pearl. From the City Planner there is no report. From Engineering, there is a 10' x 10' over head door opening that looks like it will be for drop offs. It is real tight and there doesn't seem to be enough room to get a truck in here and back up so we want the applicant to take a look at that, without obstructing traffic flow I don't know how they can have that there. Mr. Biondillo stated from Building, we also have some concerns. They are putting in some concrete exits because the theatre floor slopes down and they have to raise the elevation to get the exit doors in compliance. There is a one way driveway that comes around this building and there are concerns with the way it is configured now. Mr. Kolick stated, that the applicant needs to come in administratively and talk about traffic circulation, the use of the parcel, there may be some parking questions because the parking is already short. The parking requirements differ from a theatre than they do for a straight retail use. He recommended tabling this. He also stated that we would need to look at the trash containers and that there were a number of issues that needed to be addressed.

**ORDINANCE NO. 2007-89:** Mr. Haseley stated that this was a house keeping issue to clear up zoning issues and he would like to take a favorable recommendation to City Council

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. McDonald  
Mr. Stehman  
Mrs. Barth  
Mr. Haseley, Council Rep.  
Mayor Perciak

Also Present: Mr. Biondillo, Bldg. Com.  
Mrs. Daley, Design Engineer  
Mr. Kolick, Asst. Law Dir.  
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 May 10, 2007. If there are no additions or corrections they will stand as submitted.

**FINAL APPROVALS:**

**SCHNEIDER RESERVE SFD & CD SUBDIVISION / Eric Kramer, Agent**

a) Preliminary and Final Subdivision Plan approval for the proposed Schneider Reserve SFD & CD Subdivision, Phase 2, to consist of 18 Detached Cluster Sublots; property located on Ranier Court, PPN's 395-22-001, 002, 003 and 004 zoned R1-100. *ARB Favorable Recommendation 5-8-07.*

b) Tax Split Map for Phase 2, 18 Detached Cluster Units into the existing Schneider Reserve SFD & CD Subdivision, PPN's 395-22-001, 002, 003, and 004 zoned R1-100.

c) Revised Site Plan approval to locate the Ground Sign on the east side of the entryway for Schneider Reserve for property located off Whitney Road, PPN 395-22-001, 002, 003 and 004 zoned R1-100. *ARB Favorable Recommendation 5-8-07.*

Mr. Ice - Item Number One, Schneider Reserve. Please state your name and address for the record.

Mr. Catan – Mike Catan, 13000 Darice Parkway, Strongsville, Ohio 44149. Here for final approval of Schneider Reserve Phase 2.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, on the Subdivision Plans, the location of the Phase II Cluster is in accordance with the Schneider Reserve

Preliminary Development Plan approved by the Commission on 10/27/05. No report on the Tax Split Map or the Ground Sign. From Engineering, the plans are in approvable form, the tax split map is in approvable form and the ground sign plans are in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building, there is no report on the Subdivision Plan or Tax Split and the Ground Sign is in approvable form. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give favorable recommendation for the landscaping columns that they are planning to add to the west entranceway. The applicant stated that there would be rolling mounds and evergreens in the Phase 2 plan. The Board also suggested adding additional landscaping and this was agreed on by the applicant on subplot 44, along the property line, an additional 10 spruce trees and the applicant also stated that they would supplement the landscaping along Whitney if there are any gaps present. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, the applicant has elected to go with just a Master Association that will service the entire subdivision. They also decided not to use common area down Kenilworth so we did have them put a restriction on the plat that we required and that is now in order and they have complied with that. Since there is no recreation, they will be paying the recreation fee. I do need to receive the final documents. I have talked with their attorney and the applicant, they have given me a correct form of those, we just need to get them signed. I am ok to act on it and any approval of both “a” and “b” should be subject to the receipt of the final easements by my office, the ARB comments here tonight. There is one minor change on the plat through Engineering when they need to change a public to a private retention basin. With that I am ok to act on all three. 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 and Final

Subdivision Plan approval for the proposed Schneider Reserve SFD & CD Subdivision, Phase 2, to consist of 18 Detached Cluster Sublots; property located on Ranier Court, PPN's 395-22-001, 002, 003 and 004 zoned R1-100. *ARB Favorable Recommendation 5-8-07*, subject to the additional landscaping as outlined by the ARB report as well as the receipt of the final documents by our Assistant Law Director.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Tax Split Map for Phase 2, 18 Detached Cluster Units into the existing Schneider Reserve SFD & CD Subdivision, PPN's 395-22-001, 002, 003, and 004 zoned R1-100, subject to the additional landscaping as outlined by the ARB report as well as the receipt of the final documents by our Assistant Law Director.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Revised Site Plan approval to locate the Ground Sign on the east side of the entryway for Schneider Reserve for property located off Whitney Road, PPN 395-22-001, 002, 003 and 004 zoned R1-100. *ARB Favorable Recommendation 5-8-07*.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

**MARK REDDING/BANNER SERVICE CORPORATION/ Bill Sliwinski, Agent**

Parcel split of Block "D" of Prospect Park Subdivision No. 1 to create two equal lots, Block D-1 having 4.9872 acres and Block D-2 having 5.0043 acres, property located at 17382 Foltz Parkway, PPN 394-04-002 zoned General Industrial.

Mr. Ice – Item Number Two, Mark Redding/Banner Service Corporation. Please state your name and address for the record.

Mr. Campbell – Joseph Campbell with Campbell Construction acting as the agent for Mark Redding of Banner Service Corporation. He is requesting a parcel split of his property at 17382 Foltz Parkway into two parcels.

Mr. Ice – Could you give us your business address.

Mr. Campbell – 1159 Blachleyville Road, Wooster, Ohio 44691.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the request is to split PPN 394-04-002 to create Block D-1 having a lot width of 235.88' and a lot area of 4.9872 acres and Block D-2 having a lot width of 222' and a lot area of 5.0043 acres. Both Block (D-1) and (D-2) will exceed the minimum required Lot Width (200') and Lot Area (2 acres) in a General Industrial zoning district. From Engineering, the plat is in approvable form. We will need a Public Storm Sewer Easement shown over the drainage ditch that runs across the southwest corner of Block D-2 which is the parcel to the south. Any approval should be made contingent to that being shown on the plat. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

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

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Any approval should be made subject to the receipt of the drainage easement as required by the Engineering Department. The only other item I have is there is a building currently on the one lot and our Engineering and

Planning Departments did confirm that building does comply with all the setback requirements. 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 Parcel split of Block "D" of Prospect Park Subdivision No. 1 to create two almost equal lots, Block D-1 having 4.9872 acres and Block D-2 having 5.0043 acres, property located at 17382 Foltz Parkway, PPN 394-04-002 zoned General Industrial, subject to the public storm sewer easement as indicated by the Engineering Department.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Thank you.

**REAM BUILDERS OF CASTLEWOOD, LLC./ Robert Ream, Principal**

Subdivision Entranceway Landscape and Signage Plan for the Castlewood Subdivision entrance located at 9410 Prospect Road, PPN 391-14-108 zoned R1-75.

Mr. Ice – Item Number Three, Ream Builders. Please state your name and address for the record.

Mr. Ream – Bob Ream with Ream Builders, 30119 Lorain Road, North Olmsted, here to apply for an entrance subdivision sign and an easement on subplot #27 in Castlewood Subdivision.

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 proposed sign will be located within a landscape easement and will not obstruct sight lines. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

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

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman, as noted by the applicant they are required to have an easement that will go over to the Homeowners Association to maintain that signage. Today we can refer them to ARB and if they get the easement to my office before they come back, we should be in a position to approve them at the next meeting. Thank you.

Mr. Ice - Thank you. Are there any questions or comments? Ok, we will refer you over to the ARB. Thank you.

**MESSAGE ENVY LTD. /David Mann, Agent**

Site Plan approval for a new 2,980 SF tenant space to be used for a massage clinic for property located at 500 South Park Center, Part of PPN 396-20-001 zoned Shopping Center.

Mr. Ice – Item Number Four, Massage Envy. Please state your name and address for the record.

Ms. Thornton - Maria Thornton representing Mann Architectural Firm located at 3660 Embassy Parkway in Akron Ohio. I am here for the site plan approval for a new 2,980 SF tenant space to be used for a massage clinic for property located at 500 South Park Center, Part of PPN 396-20-001 zoned Shopping Center.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, Section 1258.04 Use Regulations states; Shopping Center Districts includes; “all personal service establishments without limitations on the number of persons engaged in such work.” There is no report. From Engineering, there is no report. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, we just want to make it clear to the applicant that this is just for massotherapy, not to be utilized as a health spa

facility with any other modalities. We do need copies of all the licensed individuals, licensed Massotherapists for our files. They do have to comply with all State licensing requirements and the local Board of Health. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. We will need to send this over to the ARB. Thank you.

Mr. Ice - Thank you. Any questions or comments? Ok we will refer you over to the ARB.

**WESTFIELD/SOUTHPARK MALL/ Larry Powers, Agent**

Amendment to the Master Sign Program for Westfield Shoppingtown SouthPark Mall adding (1) sign (M55) for Massage Envy, property located at 500 SouthPark Center, PPN 396-20-001 zoned Shopping Center.

Mr. Ice – Item Number Five, Westfield/Southpark Mall. Please state your name and address for the record.

Mr. Vicanti – Tony Vicanti, I am an attorney with Buckingham, Doolittle and Burroughs, 1375 E. 9<sup>th</sup> Street, Cleveland, Ohio. Here representing Westfield/Southpark and we are seeking approval of an amendment to our Master Sign Program to allow 1 sign for Massage Envy.

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, there is no report. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

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

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. They need to be referred to the ARB, then they would come back here and if approved they would move on to City Council.

Mr. Ice - Thank you. We will refer you over to the ARB. You are all set.

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

Site plan approval for an above ground electronic telephone equipment cabinet with pedestal to be located in a private easement at 17862 North Inlet Drive, PPN 399-31-090 zoned R1-75.

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

Mr. Williams – Mike Williams with AT & T, 13630 Lorain, Cleveland. Looking for site plan approval for an above ground electronic cabinet at 17862 North Inlet Drive.

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 site plan is in approvable form. The cabinet is located next to an existing cabinet in a private easement and will not obstruct any drainage or cause any sight line issues. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, the site plan is in approvable form.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. This is on Spyglass Common property. We have received the easement and for this matter and all others, we do not put them on the Agenda until we receive that notice that they have informed the homeowner, the abutting homeowner, depending on it. They have done that in this case and we are set but so that the Commission is aware, for all these other ones that will be coming up. Today we can send them on to the ARB.

Mr. Ice - Thank you. Any questions or comments? Ok we will refer you over to the ARB.

**K & F PROPERTIES STRONGSVILLE, LLC/ John Picard, Agent**

Site plan approval for renovations to the existing Strongsville Theatre site for a future retail tenant to be located at 14767 Pearl Road, part of PPN 396-19-001 zoned General Business.

Mr. Ice – Item Number Seven, K & F Properties. Please state your name and address for the record.

Mr. Picard – John Picard, Architect for this property and requesting site plan approval. Address is 720 McKinley Avenue, NW Canton, Ohio 44703.

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, at this time we have the following comments; there does not appear to be sufficient room for a truck to back into the proposed overhead door opening located on the east side of the building without obstructing the traffic flow. We ask the applicant to take a look at that. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, we also have some concerns with the amount of room for truck traffic and car traffic to get access to the overhead doors and also have some concerns over the already existing shortage on their parking requirements.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. For the applicant, what is the proposed use for this structure?

Mr. Picard – At this point it's just a retail center. We are actually working with the General Contractor and the owner is in negotiations with Good Will. They may be the user. I can't speak to that for sure.

Mr. Kolick – I ask because it may depend on our parking requirements, the type of use that they are putting in there.

Mr. Picard – It will be a mercantile or retail use. That is what we are applying for Building Permits under so that will go from an Assembly Use Group to a Retail Use

Group or Mercantile Use Group. The actual tenant I can't speak to, it's outside of our control.

Mr. Kolick – One of the things we look at though, is there going to be an assembly area or clean up area or is it going to be all retail. That is some of the information that we need in order to compute out parking so I bring that up to you in order to compute parking so that you know what information we are looking for. At this point we need to bring him in administratively, to City Hall. They need to look at that whole traffic circulation area. We need to get a list of all the tenants and the current square footage so that we can do our parking calculations as well as what you are going to be doing with this building. I know we have some detail on it but we will need to know if any of those mezzanines are going to remain to know what type of retail space that we are looking at, where the cameras are now. I don't know if all that is coming down so you need to come in administratively. If they come in administratively we will talk with them and get things going on the right track. Thank you.

Mr. Ice – Just contact Carol to set up a meeting.

Mr. Kolick – Just Table it tonight.

Mr. Ice - Thank you. Ok we will Table this.

Mayor Perciak – Sir, do you have any questions?

Mr. Picard – No, I think I understand, thank you.

#### **REFERRALS FROM COUNCIL:**

##### **Ordinance No. 2007-89**

**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 9029 Pearl Road and 17230 Whitney Road (PPN 395-10-019 and part of PPN 395-10-003) in the City of Strongsville from MS (MOTORIST SERVICE) classification to GB (GENERAL BUSINESS) classification. (TGI Pearl Road Investors, LLC; Owner.)**

Mr. Haseley – Item Number Eight, Ordinance No. 2007-89. This is cleaning up a couple of parcels to the proper zoning so that they can be used, at our request. I would like to take a Favorable Recommendation to take back to City Council.

Mr. Ice – Ordinance 2007-89. **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 9029 Pearl Road and 17230 Whitney Road (PPN 395-10-019 and part of PPN 395-10-003) **in the City of Strongsville from MS (MOTORIST SERVICE) classification to GB (GENERAL BUSINESS) classification. (TGI Pearl Road Investors, LLC; Owner.)**

Mr. McDonald – I move to give Favorable Consideration for Ordinance 2007-89.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Mr. Haseley you have a Favorable Recommendation.

Mr. Haseley – Thank you.

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 8:16 p.m.

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Jeffrey A. Ice, Chairman