

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

JUNE 28, 2007

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on **Thursday, June 28, 2007 at 7:30 p.m.**

Present: Planning Commission Members: Jeffrey Ice, 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, Shane Kremser, Assistant Building Commissioner, Keith Foulkes, Fire Department Representative, Lt. Randy French, Architectural Review Board Representative, William Boron.

The following was discussed:

SEIDEL FARMS: Mr. Kolick stated that Mr. Hill's report indicates 7 cluster units served by a cul-de-sac street, they do have sidewalks going in there. Each unit has two enclosed parking spaces, there are two guest parking spaces there in the circle. If you recall we had an issue with the spacing and they have moved back to the 10' setback that we asked them to do. They also added the language on the plat that we asked them to that the decks could not be enclosed. From Engineering everything is in order with both the plat and the tax split map. Mr. Foulkes stated that Building Department had received the corrections as noted with the relocation of the building lots to maintain the 10' and they are currently in approvable form. Mr. Boron stated that the ARB did give favorable recommendation. They did not have listed the size on their crabapple tree and the Board requested that they indicate a 2 ½" caliper. All the building materials, colors and landscaping match the other phase. Lt. French stated, that there was no report from Fire. Mr. Kolick stated this is part of the overall association already. They did give me the Covenant and Deeds joining it to the smaller association. They made the language changes on the plat that we requested so it should be ok to act on.

AT & T, 17449 SPRAGUE ROAD: Mr. Kremser stated that this proposal is to install an above ground cabinet, cement pad and underground conduit. There is an existing cabinet there. Mr. Kolick stated that it did not block any site lines or conflict with drainage. Mr. Kremser stated that the plans were in approvable form. He stated that the City Forester has talked to AT & T regarding maintenance of their sites. Mr. Foulkes stated that from the Building Department, the plans are in approvable form. Mr. Boron stated that the ARB did give favorable recommendation. There are trees around and this is in the right-of-way. Lt. French stated that the Fire Department had no report. Mr. Kolick stated that it is ready to be acted on and if approved it would need to proceed to City Council.

Planning Commission Minutes
June 28, 2007
Page 2

AT & T 17862 NORTH INLET: Mr. Kremser stated that this proposal is to install an above ground cabinet and pad located in a private easement on the corner of North Inlet Drive and Drake Road. Mr. Kolick stated that this one is next to an existing cabinet there, blocking any drainage and utilities are ok, and site lines are ok. Mr. Foulkes stated that from the Building Department the plans are in approvable form. Mr. Boron stated that the ARB did give favorable recommendation. They did submit a landscaping plan with this which was approved also. Lt. French stated that there was no report from Fire. Mr. Kolick stated that it was ready to go.

GOURME' DELI: Mr. Kremser stated that the proposal is to utilize 1,040 SF as an outdoor patio when currently is landscaped. Mr. McDonald asked if there would be a new entrance into the store. The applicant replied there would not be a new entrance. Photos were shown of the existing restaurant and landscaping. Mr. Kolick asked if they were redoing the wall. The applicant stated that they may have to take down the whole wall. Mr. Kolick stated that that patio would remain and that it would be 18" up but that the Building Department would require some protection on the south end where the cars come around the corner. Mr. Kremser stated that the Engineering Department requests that the proposed pavement be pitched so that the water is picked up in the existing storm sewer and not permitted to sheet flow onto the sidewalk. The applicant indicated that he would do that. Mr. Foulkes stated that the Building Department had conversations with the owner about demolishing the retaining wall and replacing it and placing bollards on the south end of the patio to help protect from vehicular traffic. A site visit revealed that there is some existing temporary extension cords that are exposed on the building and there is also some storage along the west and north side of the building near the dumpster area. The applicant indicated that would be removed. Mr. Foulkes stated that regarding the rooftop units, there was some insulation that was starting to come off of those. The applicant stated that he would address those issues. Lt French stated that there was no report from Fire. Mr. Kolick stated it would need to be set for a public hearing and he asked the applicant if there would be any outside lighting, music, speakers or anything and the hours of operation. When you set it for Public Hearing you can send the site plan over to the ARB. Mr. Haseley asked the applicant if he was going to serve alcohol on the patio. The applicant replied that he was not but that later he might pursue a special permit.

DAGWOOD'S SANDWICH SHOPPES: Mr. Kremser stated that there was no report from Engineering. The Mayor stated that this would be used as the training headquarters. Mr. McDonald asked if they would be open as a retail operation. The applicant replied that it would be a training shop and an operating shop. He passed around menus and DVD's for informational purposes. There was general discussion on the store and how it began. He stated that this is the first Cleveland store. He stated that there were 4 open in Florida currently and 5 more to open soon and that they

Planning Commission Minutes
June 28, 2007
Page 3

wish to have a total of 50 open by the end of the year. There was discussion on the ownership. Mr. Foulkes stated that from the Building Department the only concerns they had were if the operation was to use grease laden equipment they would have to have an understanding that they would have to install an underground storage tank for oil. I had a discussion with the applicant earlier as to what would be expected. The applicant confirmed that they did not have any fryers. Lt. French stated that the Fire Department was also concerned with the frying and the need for hood systems. The applicant stated that the only thing they had was a panini press for some of the sandwiches. Lt. French asked about grease laden vapors and said that if there were any that they would need to go through a hood suppression system. Mr. Kolick stated that this would need to be set for Public Hearing.

S & B STRONGSVILLE: Mr. Kremser stated that this was a to split a 148.44' x 54' piece of PPN 393-18-033 and attach the same to the rear of PPN 393-18-014 & 015. Mayor Perciak stated that this was the old bank, Strongsville Savings site and Pete Baur Pontiac. Mr. Kolick stated that Council completed the rezoning on this. Mr. Foulkes stated that the plans were in approvable form. Mr. Kremser stated that Engineering requested that they provide an easement to be granted to the State of Ohio to maintain existing storm sewers. The representative stated that he had presented the executed document to the Assistant Law Director this evening. Mr. Kolick pointed out the location of the State owned property and where the outlet for the storm sewers were located. Mr. Kolick stated that this property was rezoned and was currently being used for a parking lot. It is a matter of housekeeping. Lt French stated that there was no report from Fire. Mr. Kolick stated it was ready to go.

DANIEL BAUR: Mr. Kolick stated that this was the same thing, it was a lot to the north. attaching the back piece onto the lot itself. Zoning was squared away from the City Council.

HUNTINGTON PARK ESTATES: Mr. Kremser stated that the proposal is to construct 3 welcome/information signs at three different locations within Huntington Park Estates. They submitted a map quest plan and marked out locations we are requesting that they submit a detailed site plan showing the exact location of these signs. Mr. Kolick explained to the applicant that the Board would like a site plan showing exactly where the signs were to be in relation to the roadway for each one of the sites when they come back. The applicant agreed. Mr. Kolick stated that he would be moved over to the ARB. Mr. Foulkes stated that the Building Department had the same concerns with the detail from the right-of-way. The sign is shown at 8'-6" high which would require a variance. Maximum height is 5'. The applicant stated that it could be adjusted without a problem. Mr. Foulkes stated that if they intended to use any lighting that

Planning Commission Minutes
June 28, 2007
Page 4

would also have to be included on the plans. The applicant stated that they were not going to put in any lighting.

CLEARWIRE, 15471 ROYALTON: Mr. Kremser stated that the proposal is to co-locate 3 antennas and 3 microwave dishes on an existing telecommunications tower and construct 2 new equipment cabinets at the base of the tower located within an existing fence. Mr. Kolick stated that this was located down by the Holiday Inn. Mr. Stehman asked what kind of dishes they were putting in there. Mr. Kolick stated that they listed the equipment on the plans and what they were for could be asked on the floor. Mr. Kremser stated that from Engineering the site plan is in approvable form. Mr. Foulkes stated that from Building, they are in approvable form. We would like the applicant to be aware that there is a bond requirement of \$50,000.00 for removal of the equipment. Lt. French stated that there was no report from Fire. Mr. Kolick stated that they would need to be set for a Public Hearing and they could be sent to ARB. There are some agreements that they would need to provide; (1) A letter giving them permission to go on the tower; (2) An agreement with the City because that is on City owned land. They need to get all those documents in but we can keep them moving.

CLEARWIRE, 12609 ALAMEDA: Mr. Kolick stated that this is the same thing on Alameda and that they are co-locating on the National Engineering site. We need the same documents and they would need to be set for a Public Hearing.

ORDINANCE NO. 2007-122: Mr. Haseley stated that he would like to take a favorable recommendation back to City Council to keep this moving.

The meeting was called to order at 8:10 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. Foulkes, Asst. Bldg. Com.
Mr. Kremser, Design Engineer
Mr. Kolick, Asst. Law Dir.
Lt. 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

FINAL APPROVALS:

SIEDEL FARMS SFD & CD SUBDIVISION / Chris Bender, Siedel Farms Developers

a) Preliminary and Final Subdivision Plan approval for the proposed Siedel Farms SFD & CD Subdivision, Phase 2, to consist of 7 Cluster Sublots; property located on Westwood Drive, PPN's 392-15-001 and part of PPN 392-13-001, 002 and 004 zoned RT-C. *ARB Favorable Recommendation 6-26-07.

b) Tax Split Map for Phase 2, 7 Cluster Units into the existing Siedel Farms SFD & CD Subdivision, PPN's 392-15-001 and part of PPN 392-13-001, 002 and 004 zoned RT-C.

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

Mr. Bender - Chris Bender with Siedel Farms Developers, 13370 Prospect Road, Strongsville, Ohio 44149.

Mr. Ice - Thank you. Mr. Kremser.

Mr. Kremser - Thank you Mr. Chairman. From the City Planner, The location of the proposed cluster area (Phase 2) is in accordance with the Preliminary Development Plan approved by the Commission on 5/12/05. The Cluster Site Plan includes seven (7) detached Single Family dwelling units served by a short cul-de-sac street which includes a sidewalk. The Cluster area is surrounded by common open space area. Each dwelling unit includes two (2) enclosed garage spaces and driveway area for the

Planning Commission Minutes
June 28, 2007
Page 6

off-street storage of two (2) vehicles. Two (2) guest parking spaces are also included. The building setbacks meet the requirements of Sec. 1252.32 of the Zoning Code. The Building Commissioner should determine if a building separation of less than 10' is acceptable for units 42 through 47. There is no report on the Tax Split. From Engineering, the plans and tax split map are in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, at the June 14, 2007 meeting the Building Department requested the units maintain a minimum separation distance of 10 feet. The applicant has made these corrections and 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 June 26, 2007. Their landscaping plan and exterior colors and materials for the buildings were consistent with the first phase. They did not list the caliper of the Crabapple tree on the landscape plans and the Board asked that they add that to a 2 ½” minimum. Thank you.

Mr. Ice - Thank you. Lt. French.

Lt. 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 is part of the overall association which was already incorporated in the Covenants and Deeds. I did receive from the applicant, the Covenant and Deed amendments to join this cluster into the other cluster blocks so that is in order. They also added the language for the decks and patios, the ones that encroach into the 15' that they can not be enclosed or covered. We are in format to act on it this evening. Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Planning Commission Minutes
June 28, 2007
Page 7

Mr. McDonald - I move to give favorable consideration for Preliminary and Final Subdivision Plan approval for the proposed Siedel Farms SFD & CD Subdivision, Phase 2, to consist of 7 Cluster Sublots; property located on Westwood Drive, PPN's 392-15-001 and part of PPN 392-13-001, 002 and 004 zoned RT-C. **ARB Favorable Recommendation 6-26-07.*

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

The Mayor abstained from voting.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for the Tax Split Map for Phase 2, 7 Cluster Units into the existing Siedel Farms SFD & CD Subdivision, PPN's 392-15-001 and part of PPN 392-13-001, 002 and 004 zoned RT-C.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

The Mayor abstained from voting.

AT & T/ Thomas J. Fogarty, Agent

Site plan approval for an above ground electronic telephone equipment cabinet with pedestal to be located in the public right-of-way at 17449 Sprague Road, PPN 395-05-016 zoned Public Facility. **ARB Favorable Recommendation 6-26-07.*

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

Mr. Kilcoyne – Joe Kilcoyne with AT & T, 13540 Old Pleasant Valley, Middleburg Heights, Ohio 44130.

Planning Commission Minutes
June 28, 2007
Page 8

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

Mr. Kremser – 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 plans are in approvable form. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give Favorable Recommendation on June 26, 2007. There is an existing woodlands and things around this site so there is no additional landscaping required. Thank you.

Mr. Ice – Thank you. Lt. French.

Lt. 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. If approved that would need to be approved by City Council since it is in the right-of-way. Thank you.

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

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – For the applicant, what is your last name?

Mr. Kilcoyne – Kilcoyne.

Mr. McDonald – Thank you. Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site plan approval for an above ground electronic telephone equipment cabinet with pedestal to be located in the

Planning Commission Minutes
June 28, 2007
Page 9

public right-of-way at 17449 Sprague Road, PPN 395-05-016 zoned Public Facility.
**ARB Favorable Recommendation 6-26-07.*

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok you are all set on that one.

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. **ARB Favorable Recommendation 6-26-07.*

Mr. Ice – Item Number Three, AT & T. Mr. Kilcoyne remains at the microphone.

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

Mr. Kremser – 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 plans are in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give Favorable Recommendation on June 26, 2007. There was a landscaping plan submitted at that time and that was also approved. Thank you.

Mr. Ice – Thank you. Lt. French.

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

Mr. Ice – Thank you. Mr. Kolick.

Planning Commission Minutes
June 28, 2007
Page 10

Mr. Kolick - Thank you, Mr. Chairman. We did receive a copy of the private easement from Spyglass Homeowners Association so you are in a position to act on this one as well. Thank you.

Mr. Ice – Thank you, any 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 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. *ARB *Favorable Recommendation 6-26-07.*

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok, you are all set.

NEW APPLICATIONS:

GOURME' DELI & RESTAURANT/ Azar Khouri, Principal

a) Conditional Use Permit pursuant to C.O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to utilize 1,040 SF as an outdoor patio for the Gourme' Deli & Restaurant located at 15315 Pearl Road, PPN 396-19-003 zoned General Business.

b) Site Plan approval for 1040 SF outdoor patio for the Gourme' Deli & Restaurant located at 15315 Pearl Road, PPN 396-19-003 zoned General Business.

Mr. Ice – Item Number Four, Gourme' Deli & Restaurant. Please state your name and address for the record.

Mr. Khouri – Azar Khouri, owner of the Gourme' Deli & Restaurant, 15315 Pearl Road, Strongsville, Ohio 44136. I would like to put a patio in the front of the restaurant.

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

Planning Commission Minutes
June 28, 2007
Page 11

Mr. Kremser – Thank you Mr. Chairman. From the City Planner, there is no report on the conditional use or the site plan. From Engineering, there is no report on the conditional use and on the site plan, the proposed pavement should be pitched so that the water is picked up in the existing storm sewer and not permitted to sheet flow onto the sidewalk. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, we have reviewed these and the plans are in approvable form subject to the applicant raising the existing retaining wall and constructing a new retaining wall including traffic bollards at the south elevation of the proposed patio. Thank you.

Mr. Ice – Thank you. Lt. French.

Lt. 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. For the applicant, will there be any outside speakers either for music or announcing or anything?

Mr. Khouri – No.

Mr. Kolick – Will there be any outside lighting in addition to what you have there now?

Mr. Khouri – Yes.

Mr. Kolick – Ok you will need to show that on your plans with our Building Department. Make sure you revise your plans according to the comments here tonight, showing the bollards, showing the drainage so when you come back so we will be ready to act on this.

Mr. Khouri – Ok.

Mr. Kolick – Mr. Chairman we need to set this for Public Hearing. We could send the site plan over to ARB to look at and when it comes back if he has everything in order we should be in a position to act on it.

Mr. Haseley – Mr. Chairman.

Planning Commission Minutes
June 28, 2007
Page 12

Mr. Ice – Mr. Haseley.

Mr. Haseley – Azar, what are your hours going to be on the patio, are they going to be different then what your regular inside hours are?

Mr. Khouri – No, it will be the same hours.

Mr. Ice – Any other questions? Ok, we will send you over to the ARB on July 10, 2007 and we will set you for a Public Hearing on July 12, 2007. Thank you.

DAGWOOD'S SANDWICH SHOPPES/ Greg Paul, Agent

Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(6) and 1242.07 to utilize 1,580 SF as a restaurant located at 18058 Royalton Road part of PPN 396-11-003 zoned General Business.

Mr. Ice – Item Number Five, Dagwood Sandwich Shoppes. Please state your name and address for the record.

Mr. Paul – Greg Paul, Market Department with Dagwood Sandwich Shoppes, 4960 Bradley Road, Westlake, Ohio 44145.

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

Mr. Kremser – Thank you Mr. Chairman. From the City Planner, Required Parking Determination (Dagwood's Sandwich Shoppe – 1,580 SF). The Greens of Strongsville (326,000 SF) is zoned General Business (GB). Section 1258.15 of the Zoning Code would classify the Greens as a community shopping center: Á community shopping center means a shopping center ranging in size from 100,000 to 400,000 square feet of building floor area having a junior department store or variety store as the leading tenant." Required off-street parking for shopping centers is found in Section 1270.05 item (c): Business and Offices. (1) Retail stores, services and office other than community and regional shopping centers, as defined in Section 1258.15: (*Emphasis added*.) A. Without food services 4.5 spaces per 1,000 sq. ft. of gross building floor area. B. With food services 4.5 spaces per 1,000 sq. ft. of gross Building floor area plus 10 spaces per 1,000 sq. ft. of gross building floor Area for food service use. (2) Community and regional 5 spaces per 1,000 sq. ft. of gross Shopping centers, as leasable retail area (GLRA). Defined in Section 1258.15. The Greens Required Parking is 1,630 spaces (326 x 5 = 1,630). Parking Provided for Phase I & II is 1,690 spaces. From Engineering, there is no report. Thank you.

Planning Commission Minutes
June 28, 2007
Page 13

Mr. Kolick – Mr. Chairman instead of going through it, I don't think we need to go through all of Bob's detailed report. I think the long and short of it is that he is saying that it meets all of the parking requirements of the code based on the fact that it is a Community Shopping Center.

Mr. Paul – We are not doing any exterior changes if that is what you are asking except for our sign.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, the plans are in approvable form subject to that applicant being made aware of the oil storage requirement for any recycling of grease and oil used in the food processing. Thank you.

Mr. Ice – Thank you. Lt. French.

Lt. French – Thank you, Mr. Chairman. From Fire, for the record, can the applicant state that there will be no frying or baking of sandwiches or its contents that would produce grease laden vapors?

Mr. Paul – That is correct.

Lt. French - Ok, thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Also for the applicant, there is no outside tables or anything for eating here?

Mr. Paul – No.

Mr. Kolick – Thank you. We will need to set this also for a Public Hearing. Since there are no changes on the façade, there will be no reason to go to ARB.

Mr. Ice - Thank you. Are there any questions or comments. Ok we will set you for a Public Hearing on July 12, 2007. Thank you.

S & B STRONGSVILLE LLC/ Joseph Balog, Agent

Parcel Split and Adjoinment of .1840 acres from PPN 393-18-033 to 393-18-014.and 015 for property located at 14092 Pearl Road zoned General Business.

Planning Commission Minutes
June 28, 2007
Page 14

Mr. Ice – Item Number Six, S & B Strongsville. Please state your name and address for the record.

Mr. Balog – Joseph Balog, with the Dalad Group 6200 Rockside Woods, Blvd., Independence, Ohio 44131.

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

Mr. Kremser – Thank you Mr. Chairman. From the City Planner, the request is to split 0.184 acres zoned General Business (GB) from PPN 393-18-033 and attach same to adjacent parcel 393-18-014 also zoned General Business which will create a 1.1189 acre parcel (“S-1”). From Engineering, Parcel S-1: 1.1989 acres with 148.44’ frontage on Pearl Road. The Parcel Split and Consolidation Map is in approvable form. An access easement should be granted to the State of Ohio to maintain existing storm sewers located on the triangular piece that the State is retaining ownership of. There is less than 1’ clearance to access the storm sewers. Thank you.

Mr. Kolick – I think that he is stating that both parcels when you are done will meet all the requirements of the code Mr. Chairman.

Mr. Ice – Thank you. Mr. Foulkes.

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

Mr. Ice – Thank you. Lt. French.

Lt. 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 is clearing up a housekeeping issue that we had there. They are joining the parcel as we requested. City Council did pass the rezoning so it is ready to be approved. The only other issue was an easement which was required over to the State of Ohio to maintain that detention basin. I had approved it earlier in the week and I received the original this evening so we are ready to act on it. Thank you.

Mr. Ice – Thank you, any questions or comments?

Mr. McDonald - Mr. Chairman.

Planning Commission Minutes
June 28, 2007
Page 15

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for a Parcel Split and Adjoinment of .1840 acres from PPN 393-18-033 to 393-18-014 and 015 for property located at 14092 Pearl Road zoned General Business.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

DANIEL BAUR/ Joseph Balog, Agent

Parcel Split and Adjoinment of .2475 acres from 393-18-033 to 393-18-013 for property located at 14000 Pearl Road zoned Motorist Service

Mr. Ice – Item Number Seven, Daniel Baur. Mr. Balog remains at the podium.

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

Mr. Kremser – Thank you Mr. Chairman. From the City Planner, The request is to split 0.2475 acres zoned Motorist Service (MS) from PPN 393-18-033 and attach same to adjacent parcel 393-18-013 also zoned Motorist Service which will create a 1.2841 acre parcel (“2-A”). From Engineering, the parcel split and consolidation map is an 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 – Thank you. Lt. French.

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

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, again Mr. Chairman, this is another one of those parcels we requested that they join together to clear up a zoning infringement. They did have it rezoned and we are ready to act on it. Thank you.

Planning Commission Minutes
June 28, 2007
Page 16

Mr. Ice – Thank you, are there any questions or comments?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for a Parcel Split and Adjoinment of .2475 acres from 393-18-033 to 393-18-013 for property located at 14000 Pearl Road zoned Motorist Service

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok you are all set.

HUNTINGTON PARK ESTATES/ Kenneth Sagan, Agent

Site Plan approval for three (3) Subdivision Entranceway Signs for the Huntington Park Estates Subdivision to be located at corner of Lake Circle Drive, Bryn Mawr Drive and Versailles Drive zoned R1-75.

Mr. Kolick – Mr. Chairman, the record should probably reflect that there was a representative here at caucus from Huntington Park. We did reiterate to him some of the concerns that we had and the additional information he needs to submit. We probably should go through the reports so we can have him proceed to the ARB.

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

Mr. Kremser – Thank you Mr. Chairman. The proposal is to construct 3 informational signs at 3 different locations within Huntington Park Estates. From the City Planner there is no report. From Engineering, a site plan needs to be submitted showing the exact location of all proposed signs. There is no indication if the signs are to be located on common property or within easements. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, we are also requesting detailed information including site plan indicating location of the sign in relationship to

Planning Commission Minutes
June 28, 2007
Page 17

the right-of-way. The minimum setback from the right-of-way is 10' per section 1272.07(d) and the overall height indicated on the plans submitted is 8'-6". The maximum allowable height for a development sign is 5'-0" per that same section, 1272.07(d) of the Codified Ordinances. Thank you.

Mr. Ice – Thank you. Lt. French.

Lt. 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. We will need to send this over to the ARB and hopefully they will have the other plans into us before the next meeting.

Mr. Ice - Ok that is what we will do, send it over to the ARB for July 10, 2007.

CLEARWIRE/ John Sindyla, Agent

- a) Conditional Use to permit the installation of three (3) antennas and three (3) microwave dishes to co-locate on the existing tower;
- b) Site plan approval of two (2) above-ground cabinets to be located on a 49 SF cement pad to be located at the base of the existing tower at 15471 Royalton Road, PPN 399-02-005 zoned Public Facility.

Mr. Ice – Item Number Nine, Clearwire. There is no representative present.

CLEARWIRE/ John Sindyla, Agent

- a) Conditional Use to permit the installation of three (3) antennas and three (3) microwave dishes to co-locate on the existing tower;
- b) Site plan approval of two (2) above-ground cabinets to be located on a 49 SF cement pad to be located at the base of the existing tower at 12609 Alameda Drive, PPN 392-23-024 zoned General Industrial.

Mr. Ice – Item Number Ten, Clearwire. There is no representative present.

Mr. Kolick – Mr. Chairman, there are quite a number of items that need to be done. If there is nobody here and there was nobody in caucus, we should table them and bring them in to the next meeting.

Planning Commission Minutes
June 28, 2007
Page 18

Mr. Ice – Ok, so Items 9 and 10 will be tabled this evening.

REFERRALS FROM COUNCIL:

Ordinance No. 2007-122

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 18025 Royalton Road (PPN's 396-17-001 and 396-17-002) in the City of Strongsville from OB (Office Building) classification to GB (General Business) classification. (Bruce and Daray Morris, Owners; Jardine Development, Inc., Agent. Proposed FedEx, Kinko's and Alltel Wireless.)

Mr. Haseley – Item Eleven, Ordinance No. 2007-122. I am asking for a Favorable to take back to City Council.

Mr. Ice – Ordinance No. 2007-122, 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 18025 Royalton Road (PPN's 396-17-001 and 396-17-002) in the City of Strongsville from OB (Office Building) classification to GB (General Business) classification. (Bruce and Daray Morris, Owners; Jardine Development, Inc., Agent. Proposed FedEx, Kinko's and Alltel Wireless.)

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 – Ok Mr. Haseley, you have a favorable recommendation to take back to Council.

Mr. Haseley – Thank you.

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

Planning Commission Minutes
June 28, 2007
Page 19

Hearing no other business to come before the Commission, the Chairman adjourned the meeting at 8:31 p.m.

Jeffrey A. Ice, Chairman