

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

August 16, 2007

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on **Thursday, August 16, 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, Lt. Randy French, Architectural Review Board Representative, William Boron.

The following was discussed:

RENAISSANCE PARK SUBDIVISION: Mrs. Daley stated that the proposal is to consolidate PPN 395-10-018, 019 and 003, zoned General Business, located on the Northeast corner of Pearl Road and Whitney Road. Additional right-of-way will be dedicated to the City at the corner of Whitney and Pearl Road. Mr. Hill had no report. From Engineering the plat is in approvable form, however, the timing of the recording of this Subdivision Plat will need to be coordinated with the Lot Split and Consolidation Map for Wal-Mart. If the Lot Split and Consolidation map is recorded first, the Renaissance Park plat will need to be revised to reflect the portion of land consolidated to the Wal-Mart parcel. Mr. Foulkes stated that it is in approvable form. Lt. French stated that the Fire Department had no report. Mr. Kolick indicated this is ready to go. This will consolidate the Days Inn and the Old Whitney Beverage into the whole parcel, and will give the City the additional right-of-way it is seeking.

RENAISSANCE PARK: Mrs. Daley stated that the proposal is to construct Phase 1 of Renaissance Park located on the Northeast corner of Whitney Road and Pearl Road, PPN 395-10-003, 018 and 019. They are placing the detention basin at the corner. The site is zoned General Business. Mr. Hill's report stated that the Renaissance Park Development Plan meets General Business zoning requirements. They did obtain the rezoning from City Council that they needed. From Engineering, the overall development plan is in approvable form. The applicant did remove the curb cut that leads to the main drive off Whitney Road, as requested. They are making a right-in and right-out onto Whitney and a right-in from Pearl. This is in the deceleration lane that they are going to construct there. Mr. Foulkes stated that it was in approvable form. Mr. Boron stated that the ARB gave favorable recommendation on 6-12-07 based on them redoing this entire mound, taking out all the vegetation that is dead and whatever is in there being replanted appropriately. The Board asked that the applicant submit a

new landscaping plan to the City Forester. Mr. Kolick stated that we would need confirmation from the applicant that this would be part of the Phase 1 construction. Lt. French stated that the Fire Department would like to see the entire plaza sprinkler protected. Mr. Kolick stated we are ready to act on this. We are ok on the circulation on the overall, and they will have to bring in the individual buildings as they are ready to go, and we will act on them separately.

KENTUCKY FRIED CHICKEN: Mrs. Daley stated this application involves the exterior renovations to the Kentucky Fried Chicken, which had changed that considerably from the last time that we had seen it. There was no report from Mr. Hill or Engineering. Mr. Foulkes stated that it was in approvable form. He stated that there was a site visit and referenced the fence that was around the perimeter which was mentioned at the July meeting. The fence is still leaning to the rear which is the east of the property and the exit sign has not been repaired. Mr. Boron stated that it was given favorable recommendation on 8-14-07. He stated that they had made all the revisions that the Board recommended. They took the striping off the awnings and changed the logo from the "Colonel" to just "KFC". Lt. French stated that the Fire Department had no report. Mr. Kolick stated that the application is ready for consideration.

KEY BANK: Mrs. Daley stated that this application was to extend the ATM and some minor exterior modifications. There was no report from Mr. Hill or from Engineering. Mr. Foulkes stated that it is in approvable form. Mr. Boron stated that the ARB gave favorable recommendation on 8-14-07. The only thing that needs to be done here is that Westfield still needs to revise their Master Sign Program to modify the change in the signs. They made them smaller and also changed the font. The signage is pretty much where they are currently located. Lt. French stated that there was no report from Fire. Mr. Kolick stated if the location has not changed and the size is a little small, then we will not have to send them to Council, that it would not be considered a substantial change but Planning Commission needs to see them. Mr. Boron stated that the ARB already looked at the signage and had approved what they wanted to do. Mr. Kolick stated that they would just need to get to Planning. It is ok but subject to the Modification of the Master Sign Program and the receipt of a lighting plan that complies with our Ordinances.

BANNER SERVICE CORP.: Mrs. Daley stated that the proposal is to construct a 19,500 SF building addition for the existing Banner Service Corp. building located at 17382 Foltz Parkway, PPN 394-04-002. The site is zoned General Industrial. Mr. Hill's report stated that the proposal meets the General Industrial zoning requirements. From Engineering, the plans are in approvable form subject to some revisions to their Storm Water Pollution Prevention Plan of which the applicant's engineer is aware, as well as adding a headwall detail to the plans. Mr. Foulkes stated that the lighting report

recommends conditional acceptance and that all outdoor lighting be identified on the drawing along with the mounting heights. Glare shields are to be installed because of topography. In review this all seems to be ok and they supplied a photometrics that appears to be good. It is in approvable form. Mr. Boron stated that the ARB did give favorable recommendation on 8-14-07. No screening is required because it is all like services. They are going to keep as many existing trees as they can on the south side of the property. Lt. French stated that from Fire that they are sprinklering this new addition and they are going to have a knox box on this building. Mr. Kolick stated that it should be ok subject to Engineering, subject to the Lighting Report and, they just have some items to clean up, there is nothing major.

BELMONT ESTATES: Mrs. Daley stated that the proposal is to develop approximately 14.1 acres of land located on the south side of Albion Road just west of the Lorain County/Cuyahoga County line, into 21 Single Family homes. The site is zoned R1-100. Mr. Hill's report stated that the preliminary subdivision plan is in accordance with Local Street Plan NW-3. At present the Strongsville Major Thoroughfare Plan indicates a Marks Road connection between Albion and Royalton Road. Right now North Marks ends at Albion and picks up at Royalton and head south, thus between Albion and Route 82, Marks is not there. On the Comprehensive Plan it is showing it as being extended. This I believe goes on to another item on our Agenda. Mr. Kolick stated that Item Number Nine would need to be modified if it is the intent to remove this area from Marks. This subdivision will effectively do that. You can not have double sided lots, they would not even be marketable. The Mayor stated that he did not ever see that going through. Mrs. Daley stated that she had spoken with both Lorain and Cuyahoga County because Marks is a County Road. Neither has any plan or overall plan showing the extension going through. We would need their cooperation for that. It will be up to Planning Commission to decide if they want to revise that. Mrs. Daley asked Mr. Neff if he had obtained a wetlands study. Mr. Neff replied that he had and that even though it was all farm fields, some of the wetland inventory maps showed this as a potential. They walked the whole site and there is nothing. They are waiting for an interview with the homeowner, something regarding grass types to verify what was planted for feed. Mrs. Daley stated that was good because then we know that the layout is not going to be changing, if there are wetlands running through there. She stated that this area of storm water management and as it is shown here, is going to be located on the rear of four (4) private lots. We have had problems in the past with them being located on the private lots with maintenance. The homeowners don't want to maintain the basin, so we would like to see that on common area. These lots are deep, I don't think it will be a problem, I don't think you will have to lose anything, they are also wide lots so we can even get a 20' access in there and it's not really going to change the layout at all. The Mayor stated that he was aware there was conversation between Mr. Kolick and Mr. Neff regarding moving the water to the Westwood Farms basin. Is there a way that this can be piped into another retention basin? Mr. Neff stated that Westwood Farms

has their basin located in the back, and that he would have to look into that to see if the one in Westwood Farms could be expanded. He stated that they all drain into the same area. The Mayor suggested paying Westwood Farms for the use of the basin and removing it from the plans that were submitted. Mr. Neff stated that they would take care of the open space as far as the common area, and there will also be front common area that will have landscaping on it. There was discussion about this subdivision joining another homeowners association. He stated that the home buyers whom they have been talking to like that it is a stand alone subdivision, and they are not looking for all the amenities. We are not interested in doing that because they are too disconnected, and we don't want to have to join an association that they are not part of. What guarantee is there that in the future they would not become the whipping child? If there is a way that we can manage the water and maybe pay a fee to them for doing that, it would make a great deal of sense. Mr. Kolick stated that the City has had problems with the small associations. If they can pipe the water to another area then that is fine. The problem has always been in a 21 home subdivision in which they have no recreation, the only thing they are going to do is maintain the water in there. They don't get enough people to form an association. The Mayor agreed with Mr. Kolick and asked Mr. Neff to look into piping the storm water elsewhere, so that the retention basin could be eliminated. Mr. Neff stated that he would investigate that. He stated that if they were going to be forced to join another homeowners association, then they would rather back out. Mayor Perciak stated that from a businessman's standpoint he could understand where he was coming from, but that the City was the one left with all the problems when the developers did not follow through. And he asked him to understand the City's stand on the retention basin, and again asked Mr. Neff to look into getting these issues resolved, and stated that the City would only be too happy to help. The basin can't be there with the hope that the resident is going to take care of it. Mr. Neff agreed to look into this. Mr. Kolick stated this should be tabled tonight to allow Mr. Neff some time to address these issues. Mr. Neff stated that he would not ask the Commission to make a decision at this point due to the low attendance. Mr. Neff stated that he would look at piping the storm water, but that the problem would arise if that option was not available to them. Mr. Neff introduced his partner, Dan Steigert. Mr. Steigert stated that it really is not a money issue as some might think, because to pay the other association fee that they may want to take the water and prorate their share of upkeep and maintenance, that is fine. But what they found is when you have a minority group like this that has no other nexus whatsoever, they quite often get taken advantage of. Mr. Kolick stated that the land will also develop around them. He asked if there was something immediately to the south of this? Mr. Neff stated that there was. Mr. Kolick stated that they may be out on their own now but they would not be out on their own forever. Mr. Steigert stated if they could pipe into Westwood farms, if it worked out Engineering wise and it works with them then they would have a solution. Mr. Kolick stated that he was not worried about

some common area for signage, that there could just be an easement placed on there. It is just the drainage areas that become a headache for the City. We will table you for tonight and see what you can work out. Mr. Foulkes stated that it was in approvable form. Lt. French stated that the Fire Department had no report.

ORDINANCE NO. 2007-134: Mr. Haseley stated that he would like this matter tabled because of the short number in attendance.

ORDINANCE NO. 2007-135: Mr. Haseley stated that he would like this matter tabled also due to the small number in attendance.

WAL MART COVENANTS & DEED RESTRICTIONS: Mr. Kolick stated that we cut off a portion of what was the Lewanski property for Wal Mart when they came in to expand for the Super Wal Mart and joined that over to their building. Now they want to clean that up with regard to the Covenants & Deed Restrictions for the southern shopping center, they are going to buy that little piece and take those off, and they are going to impose the Covenants and Deed Restrictions that bind the northern piece which is where Wal Mart is at so that this is just clearing up a problem area that we have. Mr. Haseley stated this is just a housekeeping issue. Mr. Kolick stated that we need a motion on this one.

REVISION TO MASTER STREET PLAN: Mr. Kolick stated this is the one we just discussed. It would revise the Master Street Plan and remove the future expansion of Marks from Albion to Royalton. This is necessary if you are going to act on Belmont next time. Mr. Haseley asked if there were any questions. There were none.

The meeting was called to order at 8:00 PM by the Vice 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.
Lt. Randy French, Fire Dept
Mr. Boron, ARB Chairman
Carol Oprea, Recording Secy.

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Mr. Haseley - Item Number One, Renaissance Park Subdivision. Please state your name and address for the record.

Mr. Yunker – Gary Yunker with Timberstone Group, 1630 Timber Wolf Drive, Holland, Ohio.

Mr. Haseley - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering, the Subdivision Plat is in approvable form. The timing of the recording of this Subdivision Plat will need to be coordinated with the Lot Split and Consolidation for the Wal-Mart parcel that was previously approved by Planning Commission. If the Lot Split and Consolidation map is recorded first, then the Renaissance Park plat will need to be revised showing the piece that is going to be cut out and joined to Wal Mart. Thank you.

Mr. Yunker – That is fine.

Mr. Haseley - Thank you. Mr. Foulkes.

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

Mr. Haseley - Thank you. Lt. French.

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

Mr. Haseley - Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman, this will consolidate the Whitney Beverage and the Days Inn parcel and will give us the additional right-of-way on Whitney and Pearl that is needed, so it is ready to go.

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 the Subdivision of PPN 395-10-003, 018 and 019 zoned General Business for property located on Pearl and Whitney.

Mayor Perciak - Second.

Mr. Haseley - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

RENAISSANCE PARK / Tom Schneider, Agent for TGI Pearl Investors, LLC

Revised Overall Development Site Plan of proposed Phase II of a Retail Business Park located on the northeast corner of Whitney and Pearl Roads, PPN's 395-10-003, 018, 019 zoned General Business. * *ARB Favorable Recommendation 6-12-07.*

Mr. Haseley – Item Number Two, Renaissance Park. Please state your name and address for the record.

Mr. Yunker 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 the Renaissance Park Development Plan meets the General Business Zoning requirements. From Engineering, the overall development plan is in approvable form. They did remove the access drive that leads to the main drive off Whitney Road, as requested. Thank you.

Mr. Haseley – Thank you. Mr. Foulkes.

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

Mr. Haseley – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB gave favorable recommendation on 6-12-07. The mound on Whitney Road is to be redone and the existing landscaping removed and replanted per the plans as stated in the ARB meeting. Thank you.

Mr. Haseley – Thank you. Lt. French.

Lt. French – Thank you, Mr. Chairman. From Fire, we have had an agreement early on in this process that all the buildings in this plaza will be fully sprinkler protected. We

would like to placed that on the record from the applicant that all buildings will be fully sprinklered.

Mr. Yunker – No matter what the size?

Lt. French – That was what our previous agreement was with this development.

Mr. Yunker – Ok, that is agreeable.

Lt. French – That is all from Fire. Thank you.

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. This gives us the circulation that we were looking for. There is a right-out only on the western most entrance there on Whitney. Additionally they are showing the inner ring road which is really necessary to these projects that we asked for, so we are in a position to act on them. They would then bring to us the individual buildings as they are ready to go for approval before the Commission. This will just give you an overall preliminary approval of the general development. 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 the Revised Overall Development Site Plan of a proposed Phase II of a Retail Business Park located on the northeast corner of Whitney and Pearl Roads, PPN's 395-10-003, 018, 019 zoned General Business. * *ARB Favorable Recommendation 6-12-07.*

Mr. Stehman - Second.

Mr. Haseley- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

KENTUCKY FRIED CHICKEN/ David Post, Agent

Site plan approval of the exterior renovation for the current Kentucky Fried Chicken Restaurant located at 12827 Pearl Road, PPN 396-08-001 zoned R-RS. * *ARB Favorable Recommendation 8-14-07.*

Mr. Haseley – Item Number Three, Kentucky Fried Chicken. Please state your name and address for the record.

Mr. Post – David Post, 201-974 Breckenridge, Louisville, Kentucky 40207

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, there is no report. Thank you.

Mr. Haseley – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, we stopped by this property today to follow-up on some existing maintenance issues. The fence around the perimeter of the space is still in need of some maintenance, and the exit sign that is electrically powered is still in an unsafe situation. As far as the actual plans for the elevations, they are in approvable form. Thank you.

Mr. Haseley – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB gave favorable recommendation on 8-14-07. They made the revisions to awnings and to the sign in the front of the building. Thank you.

Mr. Haseley – Thank you. Lt. French.

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

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. There is no additional report. Thank you.

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

Mr. Stehman - Mr. Chairman.

Mr. Stehman – Will they be renovating the interior at this time also?

Mr. Post – Yes they will be at this time.

Mr. Stehman – Thank you.

Mrs. Walker – Mr. Chairman. Does this need to be made subject to the Building Department's report about the fence repair and electrical repair?

Mr. Kolick – We can make it subject to that. I think that the applicant understands though that it needs to be done.

Mr. Post – Yes that will be done. You can make it a condition.

Mr. Haseley - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site plan approval of the exterior renovation for the current Kentucky Fried Chicken Restaurant located at 12827 Pearl Road, PPN 396-08-001 zoned R-RS, subject to the report of the Building Department regarding fence and electrical repair. * *ARB Favorable Recommendation 8-14-07*

Mr. Stehman - Second.

Mr. Haseley- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

KEY BANK/ Jim Pinter, Agent

Site Plan approval for exterior renovations including extension to the exterior canopy for property located at 17333 Southpark Center, PPN 396-22-001 zoned Shopping Center. *ARB Favorable Recommendation 8-14-07.*

Mr. Haseley – Item Number Four, Key Bank. Please state your name and address for the record.

Mr. Pinter – Jim Pinter, HSB Architects, 1250 Old River Road, Cleveland, Ohio.

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, there is no report. Thank you.

Mr. Haseley – Thank you. Mr. Foulkes.

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

Mr. Haseley – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give favorable recommendation on 8-14-07. I just want to bring up the fact that we did not receive any Master Sign Program Revision by Westfield, the owner, those will have to be submitted and approved for signage. Thank you.

Mr. Haseley – Thank you. Lt. French.

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

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. If an approval is forthcoming it should be made subject to the final lighting report as approved by our Lighting Consultant and subject to the modification of the signage plan for the overall mall. 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 for exterior renovations including extension to the exterior canopy for property located at 17333 Southpark Center, PPN 396-22-001 zoned Shopping Center, subject to the final lighting report and the revision of the Westfield Signage Plan. *ARB Favorable Recommendation 8-14-07.*

Mayor Perciak - Second.

Mr. Haseley- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

BANNER SERVICE CORP./ Joseph Campbell, Agent

Site Plan approval for a 19,500 SF building addition for the existing Banner Service Corp. building located at 17382 Foltz Parkway, PPN 394-04-002 zoned General Industrial. **ARB Favorable Recommendation 8-14-07.*

Mr. Haseley – Item Number Five, Banner Service Corp. Please state your name and address for the record.

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

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner the proposal meets the General Industrial zoning requirements. From Engineering, the plans are in approvable form subject to some revisions to their Storm Water Pollution Prevention Plan and just a couple of details that need to be added. We have been in contact with applicant's engineer and they are working on those now. Thank you.

Mr. Haseley – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, we reviewed the lighting report that was submitted, and there was a conditional acceptance to that lighting plan with the two notations, that of all the existing outdoor lighting be identified on the drawing along with the mounding heights; and glare shields to be installed because of the topography of the property. We recommend that be adhered to, and other than that, the plans are in approvable form.

Mr. Haseley – Mr. Boron.

Mr. Boron – The ARB gave favorable recommendation on 8-14-07. It was discussed in the meeting about retaining as much of the existing vegetation on the south side of the property as possible. The applicant said that they would. Thank you.

Mr. Haseley – Thank you. Lt. French.

Lt. French – Thank you, Mr. Chairman. From Fire, the applicant stated in previous appearances that this new addition will be fully sprinkler protected, and we need a knock box on the building for emergency access. Thank you.

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. If approval is forthcoming it should be made subject to those three items that we mentioned, the Engineer's report, complying with the Lighting Consultant's recommendations and the Fire Department report this evening. 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 for a 19,500 SF building addition for the existing Banner Service Corp. building located at 17382 Foltz Parkway, PPN 394-04-002 zoned General Industrial, subject to the Engineering Report, the conditional Lighting Report and the Fire Department Report. *ARB Favorable Recommendation 8-14-07.

Mr. Stehman - Second.

Mr. Haseley- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

BELMONT ESTATES/ Daniel Neff, Agent

Preliminary Subdivision Plan approval of the Belmont Estates Subdivision, consisting of 21 Single Family Sublots located off Albion Road, PPN 392-01-001 zoned R1-100.

Mr. Haseley – Item Number Six, Belmont Estates. Please state your name and address for the record.

Mr. Neff – Dan Neff with DMD Partners, 25700 Chagrin Blvd., Suite 270, Beachwood, Ohio. We are here tonight seeking preliminary approval for a 21 lot subdivision. I think you have seen that. There are a couple of issues we need to resolve. There are a few items that need to be resolved as we talked about in Caucus, and we are willing to try to

work through those to get them taken care of. And we understand in order to do that we will probably be tabled this evening, and we are also interested in how your Item #10 under Miscellaneous Business works into this, because it is an important issue for us as developers for the property.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the preliminary subdivision plan is in accordance with local street plan NW-3. At present the Strongsville Major Thoroughfare plan indicates a Marks Road connection between Albion and Royalton Roads. Should the Commission determine this connection is no longer valid, the Thoroughfare Plan should be amended. From Engineering, as usual, all permits from outside agencies will be necessary, Cleveland Water Department, the OEPA and the Army Corps of Engineers, if necessary. The preliminary plan shows a storm water management area on the east side of the site discharging to Albion Road. The storm water calculations need to conform to the new City Storm Water Ordinance adopted in April 2007, as well as the Ohio EPA's requirements. As we had discussed in caucus, currently the basin is shown on the rear of 4 sublots on private property. We would like to see that basin either on common area or possibly explore the option of utilizing an existing basin located in the Westwood Farms Subdivision. We will work with the applicant and help however we can. The final plan must meet the requirements of the City's Tree Preservation Ordinance. Sidewalks will be required on Albion Road along the frontage of the site. Rear yard drains are required. We can look at those exact locations as the final plans are developed. Thank you.

Mr. Haseley – Thank you. Mr. Foulkes.

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

Mr. Haseley – Thank you. Lt. French.

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

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Before we can act on this we would need to approve Item #10 on the Agenda which is removal of the Marks Road, the revision to our Master Street Plan. As noted though, as addressed in Caucus, this will either need to be joined into Westwood Farms or if they can find another way to pipe out that area so that they won't need to have a common area there for storm water control, that would

be fine. It is my understanding that the applicant is going to explore that, and we can table them tonight and hopefully they can work that out and be on our next Agenda.

Mr. Neff – That is what we will do. We will be back to the City and let them know what our outcome is.

Mr. Haseley - Thank you. Any other questions, or comments? Ok then we will table this item tonight.

REFERRALS FROM COUNCIL:

Ordinance No. 2007-134

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 ON THE NORTH SIDE OF ROYALTON ROAD (SR 82) 1,400 FEET WEST OF MILL HOLLOW LAND (PPN 399-03-001) IN THE CITY OF STRONGSVILLE FROM OB (OFFICE BUILDING) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION.

Mr. Haseley – Item Seven, Ordinance No. 2007-134. Concerning the rezoning of property located on the north side of Royalton Road west of Mill Hollow. I am asking that this be tabled this evening until we have a full compliment of the Planning Commission which we hope to have at our next meeting.

Ordinance No. 2007-135

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 18822 COOK AVENUE (PPN 396-18-048) IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO R-RS (RESTAURANT RECREATIONAL SERVICES) CLASSIFICATION.

Mr. Haseley – Item Number Eight, Ordinance No. 2007-135. Concerning the rezoning of property located on Cook Avenue, I am asking for this to be tabled also.

MISCELLANEOUS BUSINESS:

REVISION TO WAL MART COVENANTS & DEED RESTRICTIONS

Mr. Haseley – Item Nine under Miscellaneous Business, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You will recall that a number of months ago we approved the lot split for Wal Mart so that they could modify it into a Super Wal Mart; and that meant cutting a portion of the former Lewanski parcel and attaching it to the Wal Mart parcel. In order to accomplish this, they need to remove the Covenants and Deed

Restrictions that currently bind the current part of the Wal Mart parcel being joined and to impose those for the north area. In addition to that we did have them make arrangements on how they were going to handle that wetlands area up there, and that is covered as well in the documents. So, this will need a motion of approval by the Planning Commission. Thank you.

Mrs. Walker - I move to give approval to the Revision to the Wal Mart Covenants and Deed Restrictions.

Mr. Stehman - Second.

Mr. Haseley- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISION TO MASTER STREET PLAN FOR MARKS ROAD EXTENSION BETWEEN ALBION AND ROYALTON ROAD.

Mr. Haseley – Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. This is the item we just discussed. Currently based upon our Master Street Plan , as you know in order for a development to go in, it has to comply with the Master Street Plan, the current Master Street Plan shows a continuation of Marks Road in a southern direction from Albion down to a connection on Route 82. Although half of it is in our City, half of it is in the Township and in Lorain County. By approval of this motion, you would be revising the Master Street Plan to eliminate that street currently on the map. That is the motion that should be made here this evening.

Mr. Haseley – Are there any questions from the members? If not I would entertain a motion.

Mrs. Walker - I move to give approval to the Revision to the Master Street Plan for Marks Road Extension between Albion and Royalton Road.

Mr. Stehman - Second.

Mr. Haseley- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Haseley - Any other business to come before this Commission this evening?

Mr. Sponseller – Mr. Chairman and Commission, I would just like to enter my name, Greg Sponseller, 43 E. Bridge Street, Berea, Ohio. My clients are the Fess', Al and Ann Fess the owners of that property. Just want to thank the members of the Commission for their consideration with respect to Item #10.

Mr. Haseley –Thank you. Anything else to come before this Commission? Seeing none, we are adjourned.

Hearing no other business to come before the Commission, the Chairman adjourned the meeting at 8:20 p.m.

Raymond L. Haseley, Vice-Chairman

