

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

**September 13, 2007**

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on **Thursday, September 13, 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, Mayor Thomas P. Perciak, Administration: Law Director, Ken Kraus, 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:

**OLD TOWN HALL:** Mrs. Daley stated this was for the renovation to the Old Town Hall. They will be adding some steps to the front and replacing the sidewalk. Mr. Stehman asked what the final use would be. Mr. Kraus stated that there was a grant from the State for \$100,000.00, and in order to receive those monies we had to enter into an agreement with the Strongsville Historical Society; so in part they will be using some of the space in there under a contractual agreement. He also stated that the City was spending \$430,000.00 for the renovations. It will be placed in the Historical Register. Mrs. Daley stated that from Mr. Hill's report the Old Town Hall predates the Strongsville Code, and there were two areas of non-compliance; front building setback and side and rear parking setback. But since it predates the zoning code, these are considered legally non-conforming uses. From the Engineering Department, it is in approvable form. Mr. Foulkes stated that from the Building Department it is in approvable form. He also stated that the Town Center Commission granted a Certificate of Appropriateness. Mr. Boron stated that the ARB gave favorable recommendation on 9-11-07. There were some concerns about the steps and walk being so close to the roadway, but the Building Department would be looking at that. Lt. French stated that the Fire Department had no report. Mr. Kraus stated that the Law Department had no report other than that if approved, this item would need to be sent to City Council for confirmation.

**K & F PROPERTIES:** Mrs. Daley stated that Mr. Hill's report reflected the parking required was 357, and that they were providing 360 spaces. She also stated that they did add bollards on the south side of the access doors as requested. They also added some additional signage and directional arrows on the pavement. For driving, the traffic flow is going to go around the building, and be directed out the back and around the north side of the building by Kartel's. They added a fire lane. And we had asked that the gate that is presently there be taken down, but it is being shown as remaining on

their plans. Mr. Haseley stated that the prior owner put that in, and that it was never required by the City to have the gate there. Mrs. Daley stated that they picked up their parking on the east side of the building in the back. Mr. Haseley asked where the dumpsters were located. Mrs. Daley replied that they were still located in the back corner. Mr. Foulkes stated that the Building Department also acknowledges the changes that were made but that they were still concerned with the traffic flow and congestion around the south side of the building. He stated that there were discussions with the applicant concerning where the truck would be parked or stored due to it not being stated on the plans. He was told by the applicant that the truck would be between the building and the fire lane but that could obstruct traffic and cause problems. The mechanical gate has been discussed several times but has yet to be removed. Also there is a section in the Code, Section 1258.11(b)(4) which addresses the General Business zoning abutting against Residential zoning and at the Planning Commission's discretion to include mounding with landscaping as a buffer and/or a masonry wall along the perimeter. He suggested a study to see how much the headlights from vehicles would impact the residential area. Mr. Boron stated that the ARB did give favorable recommendation, and noted that they would still have to come back for wall signage for the front of the building. Lt. French stated that they had complied with previous requests for changes on the plans, but that the Fire Department would like to stay on record that they too would like to see the gate removed. Mr. Kraus stated that there was no report from the Law Department. The Commission discussed the fencing that currently exists for buffering to the residents behind this shopping center. It was stated that the fence was in disrepair. Mr. Haseley stated that there were no other strip centers in the City that were designed to have a thoroughfare in the rear of the building; and that the parking lot was in need of repair.

**AT & T – OLYMPUS WAY:** Mrs. Daley stated that this was for a new cabinet on Olympus Way. The first submission located the cabinet down toward Olympus, and we had asked them to relocate it back next to an existing easement within a utility easement and they did that. Mr. Hill had no report and from the Engineering Department it is in approvable form. Mr. Foulkes stated that from Building it is in approvable form. Mr. Boron stated that the ARB asked that the existing fence on the site be extended around the new cabinet as well as a tree be removed from the area and restoration done by AT & T to the site. With those stipulations they were granted favorable recommendation. Lt. French stated that the Fire Department had no report. Mr. Kraus stated that there is a Statewide franchise law that will be in effect at the end of September; and City Council passed an ordinance that approved the implementation of that law and also approved a 5% video service provider fee.

**AT & T – 16272 HOWE ROAD:** Mrs. Daley stated that this cabinet was also relocated at our request. It was closer to Howe originally and would have caused a problem with

a driveway coming out. It is within the right-of-way but where it is now located is in approvable form. Mr. Foulkes stated from the Building Department that the plans were in approvable form. Lt. French stated that the Fire Department had no report. Mr. Kraus stated that there was no report from the Law Department, but that it would need to be sent to ARB.

**AT & T – 18362 DRAKE ROAD:** Mrs. Daley stated that this cabinet is located in a private easement. There is an existing cabinet currently there, and it is in approvable form. Mr. Hill had no report. Mr. Foulkes stated that from the Building Department the plans are in approvable form. Lt. French stated that the Fire Department had no report. Mr. Kraus stated that the Law Department had no report but that this would also need to be sent to ARB.

**AT & T 18262 PEARL:** Mrs. Daley stated that this cabinet is in a common area for the Woods Homeowners Association. It is in a private easement in front of some existing cabinets. It is in approvable form. Mr. Hill had no report. Mr. Foulkes stated that from the Building Department the plans are in approvable form. Lt. French stated that the Fire Department had no report. Mr. Kraus stated that the Law Department had no report but this should be sent to ARB.

**WESTWOOD FARMS:** Mrs. Daley stated this is the revised overall plans for Westwood Farm, Phase 16. They are going to be adding in a street off of Countryside Drive, we did see this a little over a year ago. Since then they lost a lot due to wetlands on the block. They needed to shorten the street up. Mr. Hill's report stated that the revised overall plans meet the standards of Section 1252.32. From Engineering they are in approvable form but we still want to see the sanitary sewer extended down Westwood. Mr. Bender stated that after the sewers are extended, all the houses up to the County Line would have sanitary service. Mr. Foulkes stated that from the Building Department the plans are in approvable form. Lt. French stated that the Fire Department had no report. Mr. Kraus stated that the Law Department had received the 21<sup>st</sup> Amendment to the Declaration of Covenants and Deed Restrictions and that it is in proper legal form.

**BELMONT ESTATES:** Mrs. Daley stated that the applicant was asked to look at tying into the existing detention basin located on Westwood Farms property. Mr. Neff's engineers ran the calculations, and it is just not possible to do with the elevations as they are; it is not possible to gravity flow into that existing basin. They will be handling their stormwater on site. They did move the basin to a common block instead of having it on the rear of homeowner's properties. City Council did adopt the Ordinance that was approved by Planning Commission to change the overall Comprehensive Plan which originally showed the extension of Marks Road from Albion down to Route 82. This layout is good the way it is. Mr. Hill's report stated the preliminary Subdivision Plan is in

accordance with the Local Street Plan. Mr. Foulkes stated that from the Building Department there was no report. Lt. French stated that the Fire Department had no report. Mr. Kraus stated that the Law Department had received the Declaration of Covenants and Deed Restrictions and that they were not in proper form; but that the applicant was working with the Law Department on this matter and that any motion granted should be subject to the receipt by the Law Department of the fully completed document in proper legal form and properly executed.

**STONEBROOK RUN:** Mrs. Daley stated that from Engineering there was nothing. We did receive plans for the extension of the sanitary sewer down Prospect Road. That was one of the contingencies on the approval in September 2006 and they are in approvable form. Mr. Hill had no report. Mr. Foulkes stated that from the Building Department there no report. Lt. French stated that the Fire Department had no report. Mr. Kraus stated that the Law Department had no report. Mr. Boron stated that the ARB gave favorable recommendation in 2006.

**RINI REALTY:** Mrs. Daley stated that this is revised lighting for the plaza at Pearl and Fallingwater Road. There is no report from Engineering. Mr. Hill had no report. Mr. Foulkes stated that from the Building Department the plans are in approvable form, subject to a plan review in accordance with the Ohio Building Code. The lighting report was received from our outside lighting consultant and it recommends approval. Lt. French stated that the Fire Department had no report. Mr. Kraus stated that the Law Department had no report.

**WAL-MART:** Mrs. Daley stated this is the extension for Wal Mart. This was for the expansion of the supercenter. Mr. Hill had no report. She stated that from Engineering there was no report, but that we need to remind the applicant that they need to have the lot split and consolidation filed before they are given any building permits. Mr. Foulkes stated that from the Building Department, we would like to make the applicant aware that if they receive an extension they would also need to apply to the Building Department for an extension if their plans expire under the Ohio Building Code. An extension may be requested in writing, and there are 2 extensions allowable. Lt. French stated that the Fire Department had no report. Mr. Kraus stated that the Law Department had no report.

**ORDINANCE NO. 2007-134:** Mr. Haseley stated that he would ask for a favorable recommendation to take back to Council. Mr. Kraus stated that after receipt of the letter from the Metro Parks and review of the deed, there does not seem to be any discrepancy in the ownership of the land in question for the rezoning. I have asked for an updated Title Report so any motion should be subject to the receipt of an updated Title Report.

**ORDINANCE NO. 2007-135:** Mr. Haseley stated that he would ask for a favorable recommendation to take back to Council. We will deal with any complaints and comments from the residents at the Council level.

**ORDINANCE NO. 2007-167:** Mr. Haseley stated that he would ask for a favorable recommendation to take back to Council. This is the first time to be seen. It was rezoned from GB to MS before, and now that the gas station has pulled out he wants to go back to GB.

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. Foulkes, Asst.Bldg. Com.  
Mrs. Daley, Design Engineer  
Mr. Kraus, Law Director  
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

**Approval of Minutes**

Mr. Ice – You have had a chance to review the minutes of August 16, 2007. If there are no additions or corrections they will stand as submitted.

**FINAL APPROVALS:**

**OLD TOWN HALL/ Tony Cerny, Agent**

Site Plan approval for the exterior renovations of the Old Town Hall, located at 18825 Royalton Road, PPN 396-17-021 zoned Public Facility. *\*Town Center Certificate of Appropriateness Granted 8-28-07.\* ARB Favorable Recommendation 9-11-07.*

Mr. Ice – Item Number One, Old Town Hall. Please state your name and address for the record.

Mr. Foulkes – Keith Foulkes, 16099 Foltz Parkway, Strongsville, 44149. Representing Mr. Tony Cerny, Architect, 620 E. Smith Road, Medina, Ohio 44256. Plans have been submitted to the appropriate boards and reviewed and all have had favorable comments. In your packet you will find the lighting fixtures that were identified for the exterior and the color scheme for the exterior. And the plans you have for review show minor exterior modifications, some modifications to the ground area, egress to the east and north sides.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there are two areas where it does not meet the public facility zoning requirements, that is the front building setback and the side and rear parking setback. However, the Old Town Hall predates the Strongsville Zoning Code therefore it is considered legally non-conforming in terms of current zoning requirements. Any planning Commission approval must be confirmed by City Council. 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 Town Center Commission has issued a Certificate of Appropriateness which was granted on 8-28-07. 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 9-11-07. There were some landscape revisions, Jennifer Milbrandt is taking care of those. The Building Department had some concerns about the steps going to Route 82

right out of the building however, it was approved and they will take that into account with the final plan review. 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. Kraus.

Mr. Kraus - Thank you, Mr. Chairman. There are no legal issues. If an approval is forthcoming it will then need to be sent to City Council. Thank you.

Mr. Ice - Thank you.

Mr. Ice – Questions from the members?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval for the exterior renovations of the Old Town Hall, located at 18825 Royalton Road, PPN 396-17-021 zoned Public Facility. *\*Town Center Certificate of Appropriateness Granted 8-28-07.\* ARB Favorable Recommendation 9-11-07.*

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

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

Site plan approval for the renovations to the existing Strongsville Theatre site and parking lot configuration for a future retail tenant (Good Will) to be located at 14767 Pearl Road, part of PPN 396-19-001 zoned General Business. *\*ARB Favorable Recommendation 8-14-07.*

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

Ms. Moriarty - Mary Moriarty the Vice President of Regional Operations for Good Will Industries, 408 9<sup>th</sup> Street, SW Canton, Ohio 44720.

Mr. Picard - John Picard, Architect for the project, 720 McKinley Avenue, Canton, Ohio 44703.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the parking required is 357 spaces and they are providing 360 spaces. From Engineering we just want to point out some of the revisions that were made to the plans since the last submittal; bollards have been added to the existing access doors on the south side of the building. Additional signage is shown for traffic control, they are still going to be routing the traffic around the rear of the building in a one-way direction and then out the north side of the building. On that north side of the building there is an existing gate. We did ask for that to be removed. It is still being shown on the plans as remaining. They have added a striped fire lane to the south and east side of the building. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, the Building Department still has concerns with the traffic around the south and the east side. The plans have not indicated where a truck is to be parked for loading and unloading, temporarily. The applicant has been informed about the mechanical gate along the east side which was to be removed, but the drawing does still reflect that mechanical gate. I would also like to note Section 1258.11 (b)(4) of the Codified Ordinances with Yard Regulations in Business Districts which gives the Planning Commission the discretion to add or include any screening that may be appropriate for this increase of traffic because of the alterations to the building. It is something that should be evaluated as far as the volume of traffic. I also have the CPTED report which also references the gate to the north side regarding removal. Its removal will also prevent the potential traffic problems with vehicles driving around the building and having to back up due to a closed gate. If the Good Will truck is to park on the south side of the building in the fire lane, it must park back from the edge of the overhead doors at the drop off area. If the truck did park at that area, people dropping off items would have a very difficult time making the radius from the door around the truck. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB gave favorable recommendation on 8-14-07. However the wall and building signage will be submitted back to ARB at a future date.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. From Fire there is no report. We would prefer that the gate that is on the north side of this shopping center be removed. Thank you.

Mr. Ice - Thank you. Mr. Kraus.

Mr. Kraus – Thank you Mr. Chairman, there is no report from the Law Department. Thank you.

Mr. Ice - Thank you. For the record, what do you plan to do about the gate?

Mr. Picard – If I could address several issues. I sent a letter to the office today, I was made aware that the gate was an issue, in one of the earlier Planning Commission meetings, we had it taken out originally and then it was asked that it be left behind, that was why it was still left on the drawings. I spoke with the owner, they have no problems with removing the gate whatsoever it does not operate, it has not been closed. We don't need the gate and prefer to take the gate out. With regards to the parking of the truck, that was also made aware of with me today, I did send up drawings today and I have them with me. Also showing the location that temporary spot the truck will only be there for a few hours at the most. It leaves a lane alongside of the building of 13'-4" which is enough to get a car around, and it is pushed toward the back of the building so there is not really any congestion spot there in that it is one-way traffic. I have a letter with me addressing those issues. Again as stated in earlier meetings we expect 10 to 20 cars to move around the back side of this building a day. We don't really see it as a major traffic thoroughfare. It is pretty light. Those are our concerns and again I have a letter and some revised drawings showing the truck and a note showing that gate to be removed. Again the only reason it was left there is because we got some reading from the Board meetings earlier that the gate was important and came up in the past discussions. We have no intention of leaving it there certainly if you don't want it there.

Ms. Morarity – I would like to speak, the Good Will would look very forward to working in the Strongsville community. One of the misconceptions about Good Will is who our shoppers are. When we did our demographics homework we found that we target a market of 25 to 50 year old soccer mothers with an average income of \$40,000 to \$50,000. We are not here for poor people to shop. We would hope to attract mainstream shoppers in a brightly lit, well painted, well stocked retail store. And in

addition to that the donations, we attend our donation center meaning that there is someone there to assist our donors, to bring those products into the store during the hours that we are open, 9:00 a.m. until 8:00 p.m. Monday through Saturday and on Sunday from 11:00 a.m. to 6:00 p.m. I want to just speak briefly to the competition. I noticed as I was driving in today on Route 82, what looked like a mailbox, a blue and white box that is sitting on someone's parking lot attracting donors. These are for-profit thrift people who are coming into your community, using the name of some nonprofit paying them some amount and then selling those goods to for profit thrift stores. This is different from Good Will in that we intend to provide services in your community and once we establish ourselves we will be working with your school systems and your Red Cross to provide vouchers for people to come in and shop in our stores with dignity and respect to get the items that they need. Thank you.

Mr. Ice – Thank you. Members, regarding the rear buffer, what are your thoughts?

Mr. McDonald – Mr. Chairman, if I could ask, the dumpsters located where they are, do we have a concern with Fire Department or getting large trucks through there?

Mr. French – No, the way the plans indicate there is plenty of room for us to get around. The dumpsters are practically on the property line in the back corner. They are not anywhere close to the building. We still have plenty of room to get even our biggest truck around that corner.

Mr. McDonald – Ok, thank you.

Mr. Haseley – May I comment?

Mr. Ice – Mr. Haseley.

Mr. Haseley – I was in the back today when a Cisco truck which is a semi went the wrong way from what this is indicating but with dumpsters located where it shows on the drawing they could not make that turn. Mr. Foulkes happened to be there with me. He witnessed the same thing. My comment regarding this has nothing to do against the Good Will. If you had the right sight, I would welcome you, we donate on a pick-up basis periodically to that store and I obviously don't have anything against you. In my mind and I am speaking for myself, this is the wrong site for you. Part of our responsibility as Planning Commission members is to do the right thing at every location that comes before us. Your dumpsters being located there I see as a problem. The road in the rear and I made this comment before but I am going to make it for the record, behind these strip centers was never meant to be used as a roadway or thoroughfare. You say you don't think it will be, I do. That road back there right now is

crumbling. Probably the reason that nobody has ever put any pressure on anybody to fix it is because it is just delivery trucks, but you are going to be competing for space there in the back.

Mr. Picard – The owner of that strip center and I think that some of the Engineering staff is aware . . .

Mr. Haseley – I have dealt with the owner of the strip center and you take a look at what is there now and you tell me that he acts in the best interest of his tenants.

Mr. Picard – I guess what I was going to say is that they are in the process right now, if you go out there you will see that, of repairing a lot of the parking lot and rebuilding it. They are all concrete parking lots and if you go out there you can see the results of their work. They are rebuilding those lots as we speak, over time.

Mr. Haseley – I just talked to a good company who is located in his center tonight as a matter of fact at a Mom's for Ohio dinner. They asked our Development Director to help them find a place to get out of there because of what is going on there right now so anything the owner says I really don't care to hear. If for some reason this gets a favorable, I am going to insist on a masonry wall against the east side and the north side up to the front of the building. We owe it to our residents, we have to protect our residents and my feeling is that it is needed. That board on board fence, you can see right through. It is not going to keep glare and what have you from disturbing people. That is no longer my ward but I am sure that the current ward councilman would not appreciate that if we let this go. That is all I am going to say but I will be voting "no".

Mr. Picard – Mr. Ice, can the owner address the Board?

Mr. Ice – Please state your name and address for the record.

Mr. Gus Kefintaris, 333 Village Drive, Broadview Heights, Ohio 44147. I just wanted to touch on what John Picard had said about repairing the parking lot. We were in talks with Rite Aid as you guys drive by and see a big pile of cement there, there is going to be some activity. A lot of tractors going in and out. That is why we hesitated to fix some of the areas that need to be fixed until this project is done. Also we have invoices, receipts showing from last year that we have been taking big chunks of the parking lot out and replacing it. Also through the side and the front. I just wanted to touch on the maintenance of the parking lot, that we are actively doing that.

Mr. Ice – I would like some other feedback from the members on the screening.

Mr. Stehman – Do we have any other strip centers where there is a thoroughfare going around the back of the building?

Mr. Ice – No that I am aware of.

Mr. Haseley – Not that I am aware of either.

Mr. Stehman – This would be a new first then.

Mr. Ice – Yes.

Mr. Haseley – Not only would it be a new first but we wouldn't be able to prevent it in the future either if this were to pass.

Mr. Stehman – Right, it would be a precedence.

Mrs. Barth – I certainly don't have anything against Good Will. I think it is a very reputable and outstanding business. They represent a need but I think that the issue here is that, you take the business from the front of the building and how the building was designed and now you have brought a major portion of that business to the rear of the building. There is not a great deal of setback from the residential section, now you have encouraged tractor trailer traffic running through there. That is a residential area that abuts it. I think there is a disadvantage to the customers that patronize that building. I think that the patrons and employees who work there as well with the trucks going back there, there are doors from other buildings and adjacent businesses that exit that way. They are going to have to use caution, that is dangerous just the truck traffic that goes through there. The other thing is, your business encourages people to donate and drop off and they are not always there at 8:00, so if you are not there and they drop it off in the back, now you have created an activity and created donations sitting back there and people are interested in finding out what is back there, whether it is kids whether its adults, I don't care who it is. Now they are going to attract a different type of activity back there that we don't want because it is so close to a residential section. I think the strip was designed for the activity to take place in the front and not in the back. I welcome you, I think we would love to have you in the City but this is not the right place for it.

Ms. Morarity – We do typically have one semi when we are first setting up. It is maybe once a day and then two to three times a week is all the semi truck activity that we are looking at in this location for us.

Mr. Picard – We've met with your Engineering Department several times and addressed every one of their concerns and met every one of their needs, I believe. What they asked for they received. As far as trucks going back there, there are deliveries back there now, semis, one of your Board members saw them. If a truck driver is not capable of making that turn that is not necessarily because they can't it is maybe that drive. There is room to turn that corner with a truck. Engineering wise it works, reality wise it works. The amount of traffic behind this building is minimal. We don't really feel that we are adding to it. Obviously 10 to 20 cars a day is adding to what is there now, but it is not a major thoroughfare as has been stated. If the road needs maintenance I am sure this owner is willing to do that. We want to be a good steward to the City and make sure that we do things the best way we can. This is a good building, it is a difficult space to lease because of the nature of the building and we see this as a good use. If there are other concerns we will address them and make it the best use that we can; and I think we did that with our signage and everything that we have done to date so please consider the amount of effort that has gone into it. If there are other issues we will address them.

Mr. Ice - Any other questions, or comments? If there are no other comments on the screening I will go along with Mr. Haseley's recommendation for the masonry walls. Any motion would be subject to a masonry wall for screening in the rear and removal of the gate.

Mr. McDonald - Mr. Chairman if I can ask, if the masonry wall has to go up is that going to address the issues that we are concerned about with the residents?

Mr. Haseley – It will certainly keep the headlights from shining in there. Everybody is not going to come here in the day. We are quickly approaching it getting dark early.

Mr. McDonald – Is this a 6' masonry wall?

Mr. Haseley – Whatever the code calls for.

Mr. Foulkes – It does say 6' tall masonry wall. Not less than 6' in height above grade.

Mr. McDonald – Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site plan approval for the renovations to the existing Strongsville Theatre site and parking lot configuration for a future retail tenant (Good Will) to be located at 14767 Pearl Road, part of PPN 396-19-

001 zoned General Business, subject to the removal of the mechanical gate on the north end of the complex and also the installation of masonry wall on the eastern edge of the property line. *\*ARB Favorable Recommendation 8-14-07.*

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:	Mr. McDonald	Aye	
	Mrs. Walker	Nay	
	Mr. Haseley	Nay	
	Mr. Stehman	Nay	
	Mrs. Barth	Nay	
	Mr. Ice	Nay	
	Mayor Perciak	Nay	DENIED

Mr. Ice – Mr. Kraus do you have a comment?

Mr. Kraus – The Law Department can draw up Findings of Fact and Conclusions of Law on this.

Mr. Ice – Ok, I think we should do that.

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

Revised Site & Landscaping approval of an above-ground cabinet and cement pad to be located within a private easement at property located near Olympus Way, PPN 392-29-054 zoned R1-75. *\* ARB Favorable Recommendation 9-11-07.*

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

Mr. Williams - Mike Williams with AT & T, 13630 Lorain Avenue, Cleveland, Ohio. Looking for approval to place an above ground cabinet at the rear of 19446 Westwood Drive which is along Olympus Way.

Mr. Ice - Thank you. 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 applicant did relocate the cabinet as we had requested. 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 gave favorable recommendation on 9-11-07. The continuation of the existing fence around this pad and removal of the existing tree and site restoration were part of this recommendation.

Mr. Ice - Thank you. Lt. French.

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

Mr. Ice - Thank you. Mr. Kraus.

Mr. Kraus – Thank you Mr. Chairman, there is no report from the Law Department. 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 Revised Site & Landscaping approval of an above-ground cabinet and cement pad to be located within a private easement at property located near Olympus Way, PPN 392-29-054 zoned R1-75 subject to the report from ARB. \* *ARB Favorable Recommendation 9-11-07.*

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

**NEW APPLICATIONS/SUBDIVISIONS:**

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

Revised Site & Landscaping approval of an above-ground cabinet and cement pad to be located in the public right-of-way for property located near Canterbury & 16272 Howe Road, PPN 397-08-021 zoned R1-75.

Mr. Ice - Item Number Three, AT & T. Mr. Williams remains at the microphone. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering the plans are in approvable form. This is located within the right of way and again on this one the applicant did relocate the cabinet at our request to eliminate any possibility of sight line obstructions. 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. Kraus.

Mr. Kraus – Thank you Mr. Chairman, this can be referred over to the ARB.

Mr. Ice - Thank you. Any other questions, or comments? Ok then we will send you over to the ARB on 9-25-07.

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

Site & Landscaping approval of an above-ground cabinet and cement pad to be located within a private easement on property located near the side of 18362 Drake Road on Deer Path Drive, PPN 397-10-034 zoned R1-75.

Mr. Ice - Item Number Five, AT & T. Mr. Williams remains at the microphone.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering the site plan is in approvable form. The cabinet is located near an existing

cabinet in a private easement. The proposed cabinet will not obstruct drainage or sight distance. 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. Kraus.

Mr. Kraus – Thank you Mr. Chairman, this can be sent over to ARB.

Mr. Ice - Thank you. Any other questions, or comments? Ok we will send this one over to ARB on 9-25-07 as well.

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

Site & Landscaping approval of an above-ground cabinet and cement pad to be located within a private easement on property located near the rear of 18268 Pearl and Ellsworth Drive, PPN 394-26-009 zoned General Business.

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

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering the site plans are in approvable form. The cabinet is located next to an existing cabinet in a private easement. The proposed cabinet will not obstruct drainage or sight distance.

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. Kraus.

Mr. Kraus – Thank you Mr. Chairman, this can also be sent over to the ARB. Thank you.

Mr. Ice - Thank you. Any other questions, or comments? Ok then we will send this over to the ARB 9-25-07 also.

**WESTWOOD FARMS SFD & CD / Chris Bender, Agent**

Revised Overall Preliminary Development Plan approval for 35 Single Family Sublots for Phase 16 of Westwood Farms, property located on the western edge of the existing Westwood Farms Subdivision, PPN 392-02-001 and 392-02-020 zoned R1-100.

Mr. Ice – Please state you name and address for the record.

Mr. Bender – Chris Bender, 13370 Prospect Road, Strongsville, Ohio 44149.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the revised Preliminary Development Plan meets the standards and requirements of Section 1252.32 of the Zoning Code. From Engineering the Preliminary Overall Development Plan is in approvable form. The sanitary sewer extended down Westwood is not shown on this drawing that was submitted; however, it was shown on the final plans that were submitted to the Engineering Department for review. Just to note that there is one less lot here than we have seen in the previous submittal which was in April of 2006, and they needed to shrink down the street there due to the location of the wetlands so they ended up losing 1 lot.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, the revised plans are also 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. Kraus.

Mr. Kraus – Thank you Mr. Chairman, the 21<sup>st</sup> Amendment to the Declaration of Covenants and Deed Restrictions for Westwood Farms Subdivision which Mr. Bender submitted is in proper legal form and approved by the Law Department. 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 Revised Overall Preliminary Development Plan approval for 35 Single Family Sublots for Phase 16 of Westwood Farms, property located on the western edge of the existing Westwood Farms Subdivision, PPN 392-02-001 and 392-02-020 zoned R1-100.

Mrs. Walker - Second.

Mr. Ice- 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. Ice - Item Number Eight, Belmont Estates. Please state your name and address for the record.

Mr. Neff – Dan Neff with Neff and Associates also with D & D Partners, 6405 York Road, Parma Heights, Ohio.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the Preliminary Subdivision Plan is in accordance with the Local Street Plan NW-3. From Engineering at the previous Planning Commission meeting the applicant was asked to explore the possibility of utilizing the existing retention basin located just to the east of the proposed subdivision on the Westwood Farms Subdivision. The applicant's engineer did run

some preliminary calculations and found that the use of the existing basin is now a viable solution. Approximately half of the proposed subdivision is at or below the elevation of the normal pull level of that existing basin. That would make it impossible to gravity flow into that basin and use it. Also that basin would need to be brought up to the current EPA Standards, therefore the applicant will be constructing their own detention basin on site. It is now located on a separate block as we requested in lieu of having it located on private property which we found to be problematic over time. On September 4, 2007, City Council adopted an ordinance amending the Comprehensive Plan in order to eliminate the reference to the extension of Marks Road between Albion and Royalton Road. Therefore the layout as shown is good, and we don't have to worry about that extension of Marks Road. The comments from the August 16, 2007 meeting are still applicable. I have a copy for the applicant if he needs it. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, these 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. Kraus.

Mr. Kraus – Thank you Mr. Chairman, any motion on this matter needs to be subject to final Law Department approval of an executed Declaration of Covenants and Deed Restrictions which is in the works but not yet completed. Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Preliminary Subdivision Plan approval of the Belmont Estates Subdivision, consisting of 21 Single Family Sublots located off Albion Road, PPN 392-01-001 zoned R1-100 subject to the report of the Law Director.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**STONEBROOK RUN CLUSTER SUBDIVISION/ Dave Terry Agent**

a) Consideration for an extension of time until September 28, 2008 for Final Subdivision Plan approval of 19 Single Family Dwellings and 9 Detached Cluster Units located on Boston Road, west of Prospect PPN 394-20-00, zoned R1-75 as originally approved by the Planning Commission on September 28, 2006. *\*ARB Favorable Recommendation 9-5-06.*

b) Consideration for an extension of time until September 28, 2008 for Tax Split Map approval for the Stonebrook Run Subdivision Cluster Area consisting of 9 detached units located within the Stonebrook Run Subdivision, located on Boston Road, west of Prospect Road, PPN 394-20-00, zoned R1-75 as originally approved by the Planning Commission on September 28, 2006.

Mr. Ice - Item Number Nine, Stonebrook Run Subdivision. Please state your name and address for the record.

Mr. Dean – Tim Dean 22100 Horseshoe Lane, Strongsville, Ohio. Representing Stonebrook Run LLC.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering there is no report. I do just want to point out that the September 28, 2006 approvals were contingent upon the applicant developing plans for the extension for the sanitary sewer down Prospect. We had received those plans in Engineering and found them to be in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, there is no report. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB gave favorable recommendation on 9-5-06. 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. Kraus.

Mr. Kraus – Thank you Mr. Chairman, there is no report from the Law Department. Thank you.

Mayor Perciak – Mr. Chairman.

Mr. Ice – Mayor.

Mayor Perciak – When do you believe that you are going to start this?

Mr. Dean – Mayor we have a critical meeting coming up this Monday with our financial institution and if all goes well we may start as soon as, we obviously have to go back to Council and get the appropriate documents in place but we would like to develop the property over the winter and have it paved.

Mayor Perciak – Do you have a potential buyer for the property?

Mr. Dean – We don't have one buyer, we have several buyers who have committed to buying two and three lots and in the current housing situation the big guys aren't stepping forward with a set takedown schedule. We have approached several builders and they have committed to 2 or 3 lots a piece.

Mayor Perciak – Have you put this out to bid, who is going to do the underground?

Mr. Dean – Yes.

Mayor Perciak – May I ask who.

Mr. Dean – Schneider Excavating.

Mayor Perciak – Ok, thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald – Do I understand you are going to have several developers in this small parcel?

Mr. Dean – No, several builders. Instead of a Ryan or a Pulte or Parkview, it is going to be several builders.

Mayor Perciak – As far as we are concerned, that would be ok because by this subdivision being built here it is going to help us with our sanitary sewer line on Prospect Road. It is totally at the discretion of the developer as to whom he wants to sell the lots to, and I am certain in his case, he will try to sell them off in blocks of 3 to 5 because anything less than that makes no sense to him on a financial basis.

Mr. McDonald – So these 9 detached clusters could have multiple builders?

Mr. Dean – No the detached clusters would have 1 builder.

Mr. McDonald – Thank you. Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Consideration for an extension of time until September 28, 2008 for Final Subdivision Plan approval of 19 Single Family Dwellings and 9 Detached Cluster Units located on Boston Road, west of Prospect PPN 394-20-00, zoned R1-75 as originally approved by the Planning Commission on September 28, 2006. *\*ARB Favorable Recommendation 9-5-06.*

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald - Consideration for an extension of time until September 28, 2008 for Tax Split Map approval for the Stonebrook Run Subdivision Cluster Area consisting of 9 detached units located within the Stonebrook Run Subdivision, located on Boston Road, west of Prospect Road, PPN 394-20-00, zoned R1-75 as originally approved by the Planning Commission on September 28, 2006.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**RINI REALTY CO./ Brian Schuler, Agent**

Site Plan approval of the site lighting for the parking lot located at Pearl Road and Falling Water Road, PPN 396-03-047 (Staples Plaza) zoned General Business.

Mr. Ice - Item Number Ten, Rini Realty Company. Please state your name and address for the record.

Mr. Stralau – Mark Stralau, ADA Architects, 17710 Detroit Avenue, Lakewood, Ohio. Representing Rini Realty, Brian Schuler was unable to attend this meeting so I am appearing in his absence.

Mr. Ice - Thank you. 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. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, the plans are in approvable form subject to the completion of a plan review in accordance with the Ohio Building Code. And we would also like to note that the lighting by Mr. Zakrajsek recommends approval. 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. Kraus.

Mr. Kraus – Thank you Mr. Chairman, there is no report from the Law Department. Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of the site lighting for the parking lot located at Pearl Road and Falling Water Road, PPN 396-03-047 (Staples Plaza) zoned General Business, subject to the report of the Building Department.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**WAL-MART REAL ESTATE BUSINESS TRUST & TGI PEARL ROAD INVESTORS, LLC./ Colleen Burns, Agent**

a) Consideration for an extension of time until September 13, 2008 for a Parcel Split and Consolidation for property located at 8585 Pearl Road, PPN 395-08-010 and 395-10-003 zoned General Business, as originally approved by the Planning Commission on November 9, 2006.

b) Consideration for an extension of time until September 13, 2008 for the Approval of a Modification of Parking requirements pursuant to Zoning Code Section 1270.04(b) to permit 76 less parking spaces for property located at 8585 Pearl Road and where the Code requires 1470 spaces and where only 1396 spaces are intended, PPN 395-08-010 zoned General Business, as originally approved by the Planning Commission on March 22, 2007.

c) Consideration for an extension of time until September 13, 2008 for the Site Plan approval of a 59,119 SF expansion to the existing Wal Mart to include a grocery use for property located at 8585 Pearl Road, PPN 395-08-010 zoned General Business, as originally approved by the Planning Commission on March 22, 2007. *\*ARB Favorable Recommendation 11-28-06.*

Mr. Ice - Item Number Eleven, Wal Mart. Please state your name and address for the record.

Ms. Burns – Colleen Burns, 4141 Rosslyn Ave., Cincinnati, Ohio. I am here representing Wal Mart Real Estate Business Trust and TGI Pearl Road investors.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering there is no report. Reminder for the applicant that the Parcel Split and Consolidation Map must be recorded before any permits will be issued.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, we would like to make the applicant aware that the Plan approval issued by the City of Strongsville's Certified Building Department, is valid for six months in accordance with the Ohio Building Code and will expire if the work has not begun in the required time period. The applicant can request an extension from the Building Official in accordance with Section 106 of the Ohio Building Code, or make new application for building permits under the adopted codes at that time in the future. 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. Kraus.

Mr. Kraus – Thank you Mr. Chairman, there is no report from the Law Department. Thank you.

Mayor Perciak – Mr. Chairman.

Mr. Ice – Mayor.

Mayor Perciak – What does your time line look like on this?

Ms. Burns – Initially right now at this time we are looking at as soon as the winter is over. We are not real sure when that is. It may be as soon as March of next year or a little bit later depending on how the winter goes. There are even talks with Wal Mart to try to get it at the end of this month. If they can get all the ECR's finalized and in final format, then they may go as quickly as the end of this month but at this point there is no guarantee.

Mayor Perciak – Ok, 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 a) Consideration for an extension of time until September 13, 2008 for a Parcel Split and Consolidation for property located at 8585 Pearl Road, PPN 395-08-010 and 395-10-003 zoned General Business, as originally approved by the Planning Commission on November 9, 2006.

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 Consideration for an extension of time until September 13, 2008 for the Approval of a Modification of Parking requirements pursuant to Zoning Code Section 1270.04(b) to permit 76 less parking spaces for property located at 8585 Pearl Road and where the Code requires 1470 spaces and where only 1396 spaces are intended, PPN 395-08-010 zoned General Business, as originally approved by the Planning Commission on March 22, 2007.

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 an extension of time until September 13, 2008 for the Site Plan approval of a 59,119 SF expansion to the existing Wal Mart to include a grocery use for property located at 8585 Pearl Road, PPN 395-08-010 zoned General Business, as originally approved by the Planning Commission on March 22, 2007. *\*ARB Favorable Recommendation 11-28-06.*

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**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 LANE (PPN 399-03-001) IN THE CITY OF STRONGSVILLE FROM OB (OFFICE BUILDING) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION.**

Mr. Haseley – Item Number 12, Ordinance No. 2007-134. Concerning the rezoning of Mill Hollow, I am asking for a Favorable Recommendation to take back to City Council subject to the Law Director.

Mr. Ice - **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 LANE (PPN 399-03-001) IN THE CITY OF STRONGSVILLE FROM OB (OFFICE BUILDING) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION, subject to the receipt of an updated Title Report.**

Mr. McDonald – I move to give favorable consideration.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald abstained from this vote.

**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 13, Ordinance No. 2007-135. Concerning the rezoning of Cook Avenue, I am asking for a Favorable Recommendation to take back to City Council.

Mr. Ice - **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. McDonald – I move to give favorable consideration.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**Ordinance No. 2007-167**

**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 WEST 130<sup>TH</sup> STREET AND BOSTON ROAD (PART OF PPN 399-33-008) IN THE CITY OF STRONGSVILLE FROM MS (MOTORIST SERVICE) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION.**

Mr. Haseley – Item Number 14, Ordinance No. 2007-167. Concerning the rezoning of West 130<sup>th</sup> Street and Boston Road, I am asking for a Favorable Recommendation to take back to City Council.

Mr. Ice - **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 WEST 130<sup>TH</sup> STREET AND BOSTON ROAD (PART OF PPN 399-33-008) IN THE CITY OF STRONGSVILLE FROM MS (MOTORIST SERVICE) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION.**

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 - 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 8:55 p.m.

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Jeffrey A. Ice, Chairman