

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 27, 2008

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on **Thursday, March 27, 2008 at 7:30 p.m.**

Present: Planning Commission Members: Jeffrey Ice, Chairman, Charlene Barth, Mary Jane Walker, Council Representative: Raymond Haseley. Mayor Thomas P. Perciak. Administration: Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, Fire Department Representative, Randy French, Architectural Review Board Representative, William Boron.

The following was discussed:

GEPPETTO'S/JOHNNY MALLOY'S: Mrs. Daley stated, that this proposal is to utilize approximately 700 SF as an outdoor patio. This is the same concept that we saw two weeks ago. From the City Planner, there is no report on the Conditional Use and on the Site Plan, the total required parking spaces is 405, they are providing 418, so they have enough parking. From Engineering, there is no report on the Conditional Use Permit and on the Site Plan, Engineering would still prefer that the patio be reconfigured and made smaller to allow for a wider drive in front of the patio; however, since the City's safety forces feel that they have adequate room to maneuver, the plans are in approvable form. Mayor Perciak asked if they had considered the alternate plan because the Commission would like it to be used because it would be better traffic flow. He stated that this configuration did make a difference. He stated that Mr. O'Malley was to come in administratively and talk about this. Mr. O'Malley stated that he went to the Architectural Review Board. He stated that the parking was removed up front. Mayor Perciak asked for clarification. Mrs. Daley stated that he did talk to the Architectural Review Board and they did approve this. Mr. O'Malley was saying that he removed the 5 spaces. Mayor Perciak asked if it was supposed to be re-stripped. Mrs. Daley stated that it was okay the way it is. Mr. Kolick stated that they were supposed to redo the layout so that there was not the large radiuses for emergency vehicles. Mr. Foulkes stated that the Building Commissioner and the ARB indicated that he would have to change the 2 parking spaces for the handicapped. Mr. O'Malley stated that 3 spaces on the side used for pick-up only were requested to be changed to handicapped. Mayor Perciak asked if there was a lighting report. Mr. O'Malley stated that he removed the lighting from the front of the building and was putting it underneath and it was now down lighting and that it had been removed from the drawing. Mr. O'Malley stated that he was okay with the alternate drawing if he could maintain the original size. He was concerned about having less square footage. He asked if it could be moved out a little further but keep the angles. Mrs. Daley stated that this was just a sketch for Mr. O'Malley to give to his architect and that maybe he could get more square footage than

what was shown. Mayor Perciak stated that we were not trying to cut down table space. He stated that they were just trying to enable traffic to flow around the site better. Mr. O'Malley stated that he was all for that but that he had been to his Architect 2 or 3 times already and to go back again . . . he stated that he had to get this done in the next couple of months. Mayor Perciak stated that they would not hold him up but that they would make it a condition of the approval. Mr. Kolick stated that could be done as long as the Commission was satisfied with the plan. Mayor Perciak stated that they needed to make sure that all this works right and flows right. He asked Mr. French if it worked for them and was he safe with Police and Fire. Mr. French stated that the Fire Marshall reviewed the original plan and it is showing the minimum clearances that would be needed to get around the building. The more the better and this was all before he saw the Daley Plan. The Daley Plan is even more preferable. Mr. Foulkes stated that from the Building Department that they did not receive any revised plans and that there was a discussion about the column that was shown relocated. He stated that Mr. O'Malley had stated that was an error but that they had not received any revised plans. Mr. O'Malley stated that he had come in and talked to Carol and Tony Biondillo and when Tony was there Mr. O'Malley stated that was a mistake. He handed in a piece of paper from the architect stating that was a mistake and Mr. Biondillo stated that was fine. Mayor Perciak asked to put some conditions on this. He asked Mr. O'Malley how many square feet he was looking for in the patio. Mr. O'Malley stated that he would like to stay with the 700 square feet that was originally requested. Mrs. Daley stated that might be possible with bumping out a couple of feet. Mr. Kolick stated that the applicant should initial and date the alternate plan. Conceptually this is what we are looking for and then he would have to bring in detailed drawings. Mr. Haseley stated that he may or may not have a problem with this; you mentioned having a flat screen TV up there? Mr. O'Malley stated that he had 2 TV's on the plans. Mr. Haseley stated that he felt that would encourage people to stand around in the parking lot. Mr. O'Malley stated that there would be tables out there for eating and that it was also for the smokers. Mr. O'Malley was asked to initial the alternate plans which he did. Mr. Boron stated that the ARB gave favorable recommendation on 3-25-08 based on the report that the Police and Fire Departments stated that it was okay. Even if they cut down a few more feet it would be better. Mayor Perciak stated that in his mind this second plan was workable and flows a lot easier. He asked Mr. French if he would be happier with this. Mr. French stated that the Fire Marshall was happier with this. Mr. O'Malley stated that he could remove the TV's. Mr. Haseley stated that he was not aware of any other bar that has outdoor TV's. He felt that it would create a nuisance with people milling around in the parking lot watching the TV's if there was a big game on. Mr. Kolick stated that this could go forward but that the Commission would need to determine what kind of constraints it wants to put on hours of operation. Mr. O'Malley stated that he was okay with whatever hours the code permitted and whatever was approved for his competition. Mr. Kolick stated that was midnight. Mr. O'Malley stated that was fine with him. Mr.

Kolick asked if there were any loud speakers out in that area. Mr. O'Malley stated that there was not. Mayor Perciak asked of Mr. O'Malley if he was going to continue to be the owner at Geppetto's. Mr. O'Malley stated that he was not. He introduced Pat Trypak as the new owner. Mr. Trypak was asked if he understood the rules that would follow this establishment. Mr. Trypak replied that he did.

STRONGSVILLE POLICE DEPARTMENT: Mrs. Daley stated that there were two plans showing the changes in the drive for the old Graves site. Originally we had the drive coming down . . . Mayor Perciak asked Mrs. Daley to restate what was happening with the Graves House. Mrs. Daley stated that it was coming down and that they were going to be putting in additional parking there. That would all be a parking lot since there will be a lot of parking taken up by the addition and the garage we needed to get some more parking so the building is coming down and we are going to put in some more parking. In the original submittal we had an access to the west. She pointed out the drive that goes back to the senior apartments. Mayor Perciak stated the Mr. Kolick had pointed out the need for an easement and that there was a meeting scheduled with Mr. Rezepka for next week to try and obtain that easement. Mr. Kolick stated that the Commission was being asked to approve this in the alternative. If we can't get the easement then we would just have to go with a straight parking plan. Mayor Perciak stated that we would like to iron out all of this at this time and that he did not want a blanket easement, he wanted to be specific. Mr. Foulkes stated that the plans are in approvable form. Mrs. Daley stated that they did receive their variances from BZA. Mr. Boron stated that the ARB gave favorable recommendation on 3-12-08. Mr. French stated that from Fire Department, the plans are in approvable form. Mr. Kolick stated that it is ready to go with that alternative.

RUGGERIO SUBDIVISION: Mrs. Daley stated that this proposal was originally submitted as the Bryn Mawr Subdivision but we already have a Bryn Mawr Subdivision so the name has been changed to the Ruggerio Subdivision. Mayor Perciak asked if any of these lots have been sold. Mr. Ruggerio stated that he had sold 2. Mrs. Daley stated that from Engineering, the plans are in approvable form. The City Forester recommended the Seedless Sweetgum as the Shade Tree for Bryn Mawr Estates. Mr. Foulkes stated that the Building Department had no report. Mr. French stated that the Fire Department had no report. Mr. Kolick stated that he had received documents last night.

ANGEL HOUSE: Mrs. Daley stated that this proposal is to construct a 1,542 SF free standing building and parking lot addition. She stated that she did receive the revised plans today. There is just one more revision that is still needed, and she already had talked to the Engineer on that. From Engineering it is in approvable form. From the City Planner, they did receive their variances from BZA on the front yard setback. Mr.

Foulkes stated that the Building Department had received the lighting report which was recommended for approval. One thing that was not noted on the plans was a dumpster location. He stated if the applicant intended to have a dumpster that it was something that the Building Department would want to see the location, screening etc. Mr. Ellis stated that they were not anticipating a dumpster until they would move into the area of the barn. Mayor Perciak asked what Mr. Ellis meant. Mr. Ellis stated that they would not need a dumpster until they got into the phase when they were going to use the barn. Mr. Foulkes stated that it was something to consider because the parking is pretty tight and he was concerned how a truck would be able to come in and pick that up. Mr. Ellis stated that they did not anticipate any need for that until someday when they would go toward the barn. Mayor Perciak asked Ms. Dombrose what she planned on using this building for. Ms. Dombrose stated that she would use it for the programs that they currently had. Mayor Perciak asked if she was just expanding from the barn over. Ms. Dombrose said yes. She said what is already going on would be shifted over to the new facility. Mr. Foulkes stated that the only other item that the Building Department would like to bring to the applicant's attention is that the Building Department would require a soils report due to the proximity of the waterway and the building. Other than that he stated that it was in approvable form and would just need to go through a building review. Mrs. Barth asked what would happen if the soil report had a negative result. Mr. Foulkes stated that they would have to modify their building to support whatever soil is surrounding it or do something different with their foundation. Mr. Kolick stated that it shouldn't change the site plan in any way. It would however have to come back if it is anything major. Mr. Haseley asked if there was sufficient parking. Mrs. Daley stated that the City Planner said that there was sufficient parking. Mrs. Barth stated that if we do have a soil report and they proceed in any fashion and start doing anything and something comes back . . . Mayor Perciak stated that we should have the soils report before issuing the Building Permit. Mr. French stated that from Fire that they would like something more detailed on record of what this is going to be used for. He stated that he would like Ms. Dombrose to tell them what kind of art classes and what types of materials would be used. Mayor Perciak stated that he would like something in writing on that. Mr. Kolick stated that the Fire Department needed to know what they would be responding to and what is going to be stored there. Ms. Dombrose stated that they did not intend to do anything that would use fire. Mr. Kolick stated that the Commission could act on this and that it is a Public Facility zoning so it would also have to go to City Council.

CAMP BOW WOW: Mrs. Daley stated that this proposal is to occupy a 5,225 SF tenant site and the addition of a 3,000 SF outdoor play area to be used for a dog daycare and overnight camp at property located on Foltz Parkway. The applicant presented detailed drawings. Ms. Janscik stated that the plans presented were more detailed and that she just received them. They showed the dumpster location. They also showed a better

detail of the outdoor play area. Mrs. Daley asked about the gravel parking area shown on the plans. Ms. Janscik stated that her architect put that in there because the code required 24 parking spots. She felt that they would not need anywhere near that many. She showed on the plans that there was plenty of parking for their need but if they were required to have more parking then that is what the solution would be. Mrs. Daley stated that the Code is 24 spaces but that the City will not permit gravel parking. She stated that it would have to be per the City Standards which is asphalt or concrete and it would have to be curbed also. Mr. Kolick stated that the plans were just seen and that it could be discussed on the floor. There would be things that would need to be addressed before moving this. He stated that the Commission would be concerned with things like how the waste was removed and disposed of, how many dogs would be on the premises, noise and hours of operation. He also stated that there could not be any retail sales. Ms. Janscik stated that she brought the plans in but that they were put together mostly for the Architectural Review Board. She stated that she was told to have a drawing of where the outside area was. Mayor Perciak asked if there were any studies or anything to show that this would be economically feasible. Ms. Janscik stated that the franchise has done studies, they have multiple locations and they target pet owners in certain income brackets. They prefer Industrial areas because they provide daycare services. They seem to be very successful. She stated that she has pets of her own and has had the need herself. Mayor Perciak asked if she would be leasing this building. Ms. Janscik stated that it is under contract. Mayor Perciak asked from whom she was purchasing. Ms. Janscik stated that it was the Apollo Woodworking site. Mayor Perciak asked if this fits in that site. Mr. Kolick stated that the Commission would need to be concerned about noise and smells as well as outside areas. The Code does not permit outside accessory uses. Mayor Perciak asked who was on either side of this. Mr. Haseley stated Cleveland Cutter and Cardinal Machine. Mr. French stated that there was a vacant lot to the north. Mayor Perciak asked how many employees were intended. Ms. Janscik stated 4 but if they were filled to the maximum capacity then, the franchise rule is 1 dog per every 60 SF. The maximum capacity would be 86 dogs and that would equate to 6 employees if they were full which she felt was very unlikely. She felt that she would average anywhere between 50 and 60 dogs and she expected anywhere from 3 to 4 employees at one time. She stated that there would be an overlap with shifts so there might be more when cleaning needed to be done. As far as parking spots they usually only needed 7 to 8 spots for people dropping off and picking up and a couple for employees. Mrs. Barth asked if this would be the only thing that would be in that building. Ms. Janscik stated yes and that due to it being a franchise there were really stiff regulations as far as cleanliness and odor. There will also be webcams inside and out so that owners could view their pets in the open play areas. The dogs are supervised at all times. The outdoor areas are to let the dogs go out, go to the bathroom, get fresh air and if there is excessive noise or routines they can be brought in. There are kennels for overnight stays. Mr. Kolick asked where the waste

was stored. Ms. Janscik stated that they have galvanized trash cans with thick contractor bags in them for immediate placement and about 2 to 3 times a day those are bundled up and put into the dumpster. Mrs. Barth asked if there would be outside activity all the time. Ms. Janscik stated between the hours of 7:00 a.m. and 7:00 p.m. and there would be, weather permitting, a certain amount of dogs going outside playing, running around all under supervision. Mr. Kolick asked if they stopped at 7:00 p.m. Ms. Janscik stated yes that there would be nobody outside after 7:00 p.m. Mr. Ice stated that the rest should be stated on the floor and the Commission agreed.

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

Roll Call:	Members Present:	Mr. Ice, Chairman Mrs. Walker Mrs. Barth Mr. Haseley, Council Rep. Mayor Perciak
	Also Present:	Mr. Foulkes, Asst.Bldg. Com. Mrs. Daley, Design Engineer Mr. Kolick, Asst. Law Dir. Randy French, Fire Dept Mr. Boron, ARB Chairman Carol Oprea, Recording Secy.

EXCUSE MR. MCDONALD AND MR. STEHMAN

Mrs. Walker - Mr. Chairman.

Mr. Ice – Mrs. Walker.

Mrs. Walker - I move to excuse Mr. McDonald and Mr. Stehman for just cause.

Mrs. Barth – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mrs. Walker – Mr. Chairman.

Mr. Ice – Mrs. Walker.

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

Mrs. Barth – 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 March 13, 2008. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

GEPETTO'S /JOHNNY MALLOYS/ Terry O'Malley, Principal

a) Conditional Use Permit pursuant to C.O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to utilize approximately 700 SF as an outdoor patio for the Geppetto's/Johnny Malloy's located at 15323 Pearl Road, PPN 397-01-082 zoned General Business.

b) Site Plan approval for a 700 SF outdoor patio for Geppetto's/Johnny Malloy's located at 15323 Pearl Road, PPN 397-01-082 zoned General Business.

Mr. Ice – Item Number One, Geppetto's/Johnny Malloy's. Anyone wishing to speak in favor please step forward and state your name and address for the record.

Mr. O'Malley – Terry O'Malley, 143 Rebecca Lane, Brunswick, Ohio. I am the owner of Geppetto's and Johnny Malloy's. Some of the laws that have been passed, we feel that it is necessary for business to have an outside area for our customers and also for safety issues.

Mr. Ice – Anyone else wishing to speak in favor or against?

Mr. Whitesock – Dennis Whitesock, 15258 Wilmington, which is about 150' behind Geppetto's and I just got the letter saying that they were going to put in this patio. I did not know where it was going to go but I understand now that it is going to go in the front which is much better than the back. My concern is the noise. I have, several times

where I have heard the music because the doors were open but they close the doors now. I can still feel the base in my house quite well. My big concern is, are you going to have music till 2:00 a.m., am I going to be able to hear that because I do hear music when the car rally's are there for the Gourme', which is pretty much the same area. I am worried about the noise.

Mayor Perciak – Mr. Ice, do you want to address the noise and time issues?

Mr. Ice – We understand that the hours will be till midnight on the outside portion. There are no speakers.

Mr. Whitesock – Okay.

Mayor Perciak – Its going to be in the front of the building not the rear of the building.

Mr. Whitesock – Okay, that was it then.

Mayor Perciak – Is there anything else?

Mr. Whitesock – No, if I hear noise or there is a problem then I will talk to the owner about it. Now that it is in the front I don't think it will be a problem.

Mr. Ice – Anyone else wishing to speak against? Seeing none I declare the Public Hearing closed and we will listen to the administration report. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there is no report on the Conditional Use and on the Site Plan, the total required parking spaces is 405, they are providing 418, so they do have enough parking there. From Engineering, there is no report on the Conditional Use Permit and on the Site Plan, the site plan that we had marked up in caucus that was agreed to by the owner is in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, regarding the Conditional Use, no report. Regarding the Site Plan, the plans are in approvable form subject to no structural alterations in the building canopy and the changes proposed on a drawing that was revised on 3-27-08 and signed by the applicant. The plans will also be subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman, the ARB did grant favorable recommendation on 3-25-08 for this patio. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, the Site Plan that was initialed in caucus is even more agreeable to the Fire Marshall as far as the movement of Fire vehicles around this patio and access to the building. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. It would be appropriate based on our discussions here this evening and in caucus to place the following conditions on any approval; the plan would be pursuant to the general configuration as set out in the plan that was initialed and dated with today's date by the applicant. Secondly, that there be no serving on the outside deck area after midnight. Third, that there be no Television, loud speaker or music on the outside of the building. Fourth, as noted by the Building Department, there will be no structural changes in the canopy or the building itself. Those would be appropriate to place on any approval. Thank you.

Mr. Ice - Thank you. Any questions or comments from the members?

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for a Conditional Use Permit pursuant to C.O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to utilize approximately 700 SF as an outdoor patio for the Geppetto's/Johnny Malloy's located at 15323 Pearl Road, PPN 397-01-082 zoned General Business subject to the report of the Assistant Law Director.

Mrs. Barth - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mrs. Walker - I move to give favorable consideration for Site Plan approval for a 1,200 SF outdoor patio for Geppetto's/Johnny Malloy's located at 15323 Pearl Road, PPN 397-01-082 zoned General Business, subject to the report of the Assistant Law Director.

Mrs. Barth - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

FINAL APPROVALS:

STRONGSVILLE POLICE DEPARTMENT/ Bowen & Associates, Agent

Site plan approval for the 23,218 SF renovations and addition to the Strongsville Police Department located at 18688 Royalton Road, PPN 396-10-014 zoned Public Facility. *Town Center Certificate of Appropriateness 2-25-08. ARB Favorable Recommendation 2-26-08.

Mr. Ice - Item Number Two, Strongsville Police Department.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there are 2 areas of Public Facility zoning non-compliance; that is the building setback from Royalton Road and the side yard setback. The BZA granted the necessary variances on March 12, 2008. From Engineering the plans are in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

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

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give favorable recommendation on 2-26-08. Thank you.

Mr. Ice - Thank you. Mr. French.

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

Mr. Ice - Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman, they received the Certificate of Appropriateness from the Town Center Commission. I have been advised that it is ADA Compliant. It meets the lighting plan. I would propose that we approve the original parking lot with the easement as well as an alternate in the event that the easement is not obtained, we don't go forward with that, so that should be shown on the record and we can go forward no matter which way we construct it. Ultimately it will need to be approved by City Council. Thank you.

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

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mr. McDonald - I move to give favorable consideration for Site plan approval for the 23,218 SF renovations and addition to the Strongsville Police Department located at 18688 Royalton Road, PPN 396-10-014 zoned Public Facility. **Town Center Certificate of Appropriateness 2-25-08. ARB Favorable Recommendation 2-26-08, Subject to two alternative traffic lot patterns.*

Mrs. Barth - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mrs. Barth abstained from voting on this matter.

RUGGIERO SUBDIVISION / Joe Ruggiero, Agent

Final Subdivision approval for 11 Single Family Sublots for Ruggiero Subdivision, property located north off of Albion, east off of Bryn Mawr, PPN 395-27-001 zoned R1-75.

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

Mr. Ruggiero – Joe Ruggiero with Ruggiero Construction, 14389 Bagley Road, Middleburg Heights, Ohio, here for final subdivision approval.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the Final Subdivision Plan is in accordance with the Preliminary Subdivision Plan approved by the Commission on January 24, 2008. From Engineering, the plans are in approvable form. From the City Forester, the recommended Shade Tree for the Ruggiero Subdivision is the Seedless Sweetgum. 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 did give favorable recommendation on January 8, 2008. Thank you.

Mr. Ice – Thank you. Mr. French.

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

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. They are joining into Huntington Park Estates and I have received the original assignment from the Baltimore Ravens. These documents came in today and they are in approvable form. We had supplemental Declarations that joined it into the Association. We have the deed to the retention basin and the common area that went from the Ravens to the Applicant which will ultimately go over to the Homeowners Association. We also have the off-site storm water easement across the street on the other side. They are going to be putting in their own recreation. We have a letter from the Homeowner's Association that we will need to approve the recreation. I did note that one document here that is missing that you need to make this subject to. I had forwarded last October, a Sewer Assessment Agreement which needs to be completed. If you are going to approve it tonight it should be made contingent upon receipt of that document by my office. You also need to approve the tree plan tonight. I believe that they have signed the Posting Ordinance, have they not Carol?

Mrs. Oprea – Yes.

Mr. Kolick – Thank you.

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

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Final Subdivision approval for 11 Single Family Sublots for Ruggiero Subdivision, property located north off of Albion, east off of Bryn Mawr, PPN 395-27-001 zoned R1-75 subject to the receipt of the Sewer Assessment Agreement by the Assistant Law Director and the recommended Shade Tree for Ruggiero Subdivision as the Seedless Sweetgum as recommended by the City Forester.

Mrs. Barth - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Thank you.

ANGEL HOUSE/Carol Dombrose, Agent

Site Plan approval of a 1,542 SF free standing building and parking lot addition for property located at 14217 Mill Hollow Lane, PPN 399-05-007 zoned Public Facility. *
ARB Favorable Recommendation 2-26-08.

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

Ms. Dombrose – Carol Dombrose, 14217 Mill Hollow Lane, Strongsville, Ohio 44136.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, any Planning Commission approval must be confirmed by City Council. The proposal does not meet the required front yard setback and required off-street parking. The BZA granted the required variances on 1-24-08. They do have enough parking, the required is 19 spaces and they are indicating 22 space. From Engineering the plans are in approvable form subject to a sanitary manhole being shown at the right-of-way in the of a clean out. I did speak with the applicant's engineer today and he is making those revisions. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, we have received the lighting report from the consulting engineer which recommends approval to the submitted plans. There is no dumpster location shown on the plans submitted and this location should be reviewed if the dumpster is employed. A soils report will be required for the proposed building because of the proximity of the waterway and must be submitted prior to permit issuance. Plans are also subject to a review in accordance with the Ohio Building Code and subject to these items 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 2-26-08 for this building. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, for the applicant, we would like a statement on record as to what kind of activities will be done in this new structure and even perhaps a written description and explanation as to what kind of things we are to expect if we were to respond to this structure. Thank you.

Ms. Dombrose – The building will be used as classroom space and in the classrooms we will be doing art projects, painting in the different mediums, watercolor, oil and pencils. We will also be doing poetry classes and journal writing and also lecture classes. There will be no use of any fire equipment in the art work.

Mr. French – Okay, that goes along with oil painting, there are also solvents like turpentine and such, mineral spirits and I would suggest that you have a flame proof cabinet for storage of such. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. I would suggest you make two contingencies; one is that it is subject to the Engineer's and Building Department reports, the one item that was set out and second one was just as we discussed, we receive a letter indicating the types of uses and the types of materials that will be stored there so that we will have it on record and we will know what we are dealing with if we do need to respond to a fire. It should have these two contingencies before any approval and then it would need to go to City Council since it is zoned public facility. Thank you.

Mrs. Barth – Mr. Chairman.
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Mr. Ice – Mrs. Barth.

Mrs. Barth – Ms. Dombrose, it seems like your uses are varied but I was on Planning Commission for a very long time when this project first came before us and in caucus this evening you mentioned the possibility of expanding it over to the barn and using the barn and growth and additional uses always generate more traffic and more parking. Right now you are at your maximum, so when you are thinking, if you have any plans to expand, you have to make sure that you keep within those parking parameters. You are surrounded and in the midst of a residential area.

Mrs. Dombrose – Okay, that is all for the future.

Mrs. Barth – Okay, thank you.

Mr. Kolick – Mr. Chairman, I would like to make one thing clear. I think they were talking about expansion by removing the barn because one of the conditions of the BZA was that there be no use of the barn other than for storage purposes. The record is clear here and you understand once the building gets constructed, any uses that are in that barn, based on the report that we got from the Building Department, would be removed and the barn would only be used for storage purposes. You understand that?

Ms. Dombrose – Yes.

Mr. Kolick – Alright, thank you.

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

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site Plan approval of a 1,542 SF free standing building and parking lot addition for property located at 14217 Mill Hollow Lane, PPN 399-05-007 zoned Public Facility. * *ARB Favorable Recommendation 2-26-08*, subject to letter indicating the types of uses and the types of materials that will be stored there as requested by the Fire Department. A soils report will be required for the proposed building because of the proximity of the waterway and must be submitted prior to permit issuance as requested by the Building Department and a sanitary manhole being shown at the right-of-way in lieu of a clean out on the plans as requested by the Engineering Department.

Mrs. Barth - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice - Thank you.

NEW APPLICATIONS:

CAMP BOW WOW/ Roxanne Jancsik, Owner

Site plan approval for a 5,225 SF tenant site and the addition of a 3,000 SF outdoor play area to be used for a dog daycare and overnight camp for property located at 14411 Foltz Parkway, PPN 393-03-009 zoned General Industrial.

Mr. Ice – Item Number Five, Camp Bow Wow. Please state your name and address for the record.

Ms. Jancsik – Roxanne Jancsik, 6980 W. Law Road, Valley City, Ohio 44280. Camp Bow Wow is a franchise, nationwide franchise and we have a building that we would like to purchase on Foltz Parkway. There is currently one franchise in Cincinnati and we are proposing to have a Strongsville location. It is going to be an upscale doggy daycare and overnight camp.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, Zoning Code Section 1262.03(2)(I) under Use Regulations; Commercial Service district lists veterinarian's office, animal hospitals and kennels as a main permitted use. Section 1262.04 Item (a)(1) provides that service uses permitted in Commercial Service districts are also permitted in General Industrial districts so this is a permitted use. Required parking is 24 spaces. The City Planner did not have a chance to see the plan that the applicant brought into caucus this evening that shows the additional area so he has not reviewed if you have enough parking there yet. From Engineering, we did not have a chance to review the plan that was brought in this evening so we will need to take a look at that but if you are going to be putting in additional parking, that will need to be put in per the City's standards, which is either concrete pavement or asphalt and both must be curbed. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.
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Mr. Foulkes – Thank you, Mr. Chairman. From Building, there is no report on the Conditional Use. Regarding the Site Plan, along with Engineering's report, we just had a chance to glance at the plans that were brought in this evening. Our original concern was the rear exit to the building, exiting into the rear proposed play area so we had some concerns on that which your drawings may clarify that.

Ms. Jancsik – Right, there is an emergency gate on the play areas. It is shown in the new plans.

Mr. Foulkes – Subject to review, those newly submitted drawings, the plans will also need to be reviewed in accordance with the Ohio Building Code. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, no report on what has been presented to us so far. We too would like to see more detailed plans and will review them for safety. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Contrary to the original Agenda we did not need a conditional use. It is really here for site plan approval but we are really not in a position to act on it tonight. We need to take a look at these plans, our City Planner needs to review the plans that they gave us tonight, the Building Department, the Engineering Department to look for compliance. Some items for the applicant, what is the maximum number of dogs that you would have at this facility?

Ms. Jancsik – The maximum number would be 86. The regulation for the franchise is one dog per 60 SF maximum. We would only have 39 kennels so as far as dogs staying over night unless they are doubled up small dogs, it would not be much more than between 39 and 45 or 50 for overnight. During the day if the kennels are full and we also have daycare dogs in there you may have more.

Mr. Kolick – One of the items that we mentioned in caucus, you need to give us something in writing as to how you are going to handle the waste and how that is done. I know that you made some comments in caucus.

Ms. Jancsik – I did turn in all the information and it has detailed in writing, it does say that, it shows pictures of the canisters and it explains about the sizes of the bags that we will be using in there, the thickness and that we do have supervised care out there.

The waste is picked up immediately, nothing is collected, it is all bagged up securely and disposed of on a regular basis.

Mr. Kolick – How many dogs are outside and what hours are they outside?

Ms. Jancsik – Our hours are 7:00 a.m. to 7:00 p.m. So dogs will only be out during that time. Weather permitting, they will have supervised play time so depending on how many dogs are in the camp for the daycare, there maybe some going in and out from the indoor area to the outdoor areas throughout the day. The number of dogs is hard to say, there are 3 different play areas so there maybe anywhere from a few to a dozen at one time. They are mostly just short periods of break to go to the bathroom so they are not going inside and like I said we are required to have 1 employee for every 15 dogs so that they make sure that they are not only kept clean and safe, they are monitoring their behavior. If they are getting excessively rowdy, they can bring them in and supervise any activity.

Mr. Kolick – So you understand, it is some of the concerns of the City in this area, in other places where we have permitted it we have limited the number of dogs with the applicant's even telling us that if they had more than a couple of dogs out there they were going to have problems with it. It is something we need to look at, we need to do an OBBC review for the exit doors and all that. You should note that before we do anything with the site plan, get some ideas of cost because it sounds like there are going to need to be some parking lot improvements, you need drainage improvements. I don't know but we will take a look at those items for you but I guess with that Mr. Chairman, unless the Board has any other questions, we need to table this to look at the plans. They will notify you if they need more detail on the plans at this point or if they have any other questions and then they could come back on in the next Agenda.

Mrs. Barth – Mr. Chairman.

Mr. Ice – Mrs. Barth.

Mrs. Barth – My concern, number one would be noise. We know what a couple of dogs constantly barking, the annoyance. There is business in that area. If they have an outdoor eating area or anything for their employees, I think that we should take that into consideration. I would also like to know for the outside use, a 3,000 SF area to allow dogs to be outside, how that is addressed in our codes. I think that is a consideration that we really have to look at.


Mr. Ice – Thank you. I have a question also, is there any separation both indoor and outdoor with the size of the dogs.

Ms. Jancsik – Yes they do, that is why they give us 3 separate play areas, indoors and outdoors so that the dogs area separated by size, temperament and certainly dogs need to be able to get along with other dogs so they certainly, we won't allow aggressive dogs or dogs that are not socialized well. That is why we have multiple areas so that if we have to separate them for any reason, we can do that. In this particular location, it does have one business on the one side but there is just wooded area behind and on the left. The privacy slats that we put in the play areas help. I know that some dogs will bark if they are distracted by something that they see outside. So that is one of the reasons that they put the privacy slats on the fencing and certainly having supervision so that you are just not having dogs running wild and if they do have any excessive noise they can bring them in.


Mr. Ice - Thank you. Any other questions, or comments? Okay then we will table you for this evening.

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 8:35 p.m.



Jeffrey A. Ice, Chairman



Carol M. Oprea, Administrative
Assistant

Approved