

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 10, 2008

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on **Thursday, April 10, 2008 at 7:30 p.m.**

Present: Planning Commission Members: Jeffrey Ice, Chairman, Gregory McDonald, Thomas Stehman. 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,

The following was discussed:

CAMP BOW WOW: Mrs. Daley stated that this proposal is to occupy a 5,225 SF tenant site and the addition of a 2,400 SF outdoor play area to be used for a dog daycare and overnight camp. They did add the additional parking in the back so now they have the 24 spaces that are required from Bob Hill. They are indicating concrete for their parking as we asked and they are going to be putting in some storm sewers. We will just wait for the final plans and designs on that. Mr. Foulkes stated that from the Building Department they would like to say thanks for submitting these drawings, they are much better. As far as the building itself, it is in approvable form; however, the outdoor play area, we have some concerns as far as the cyclone fencing. Some visual screening and some noise attenuation, do you have anything that you want to suggest for that? The applicant stated that there were several things that they did. The location of the play area is behind the building. It is more of a supervised break area. There is someone there with the pets when they do go out. It is not a typical boarding kennel where you would have individual runs where the dogs go in and out all day long, they bark and they run. This is more of an open free play area. The dogs go out in groups with supervised personnel. You have a lot less barking when you have someone with the dogs. The dogs are with other dogs, they are not isolated. The privacy slats help with noise reduction because they don't see anything on the outside. The barking is kept to a minimum. The staff is trained that if they see dogs barking too much or they see too much commotion they can bring them in right away. Mr. Foulkes stated that he did not see any privacy slats on there. Ms. Janscik stated that there were pictures for the ARB that shows the privacy slats and the elevations listed that. There are privacy slats all the way around. Mr. French stated that the Fire Department would like to know if the applicant was planning to have a security monitoring system. The applicant stated that they were. She stated that they were required to have a security system not only for break-in but also for fire and temperature control. She stated that she would also have a monitor at her home so that she could be notified if a temperature falls above or

below a certain range. Mr. French stated that the Fire Department would require a knock box on the building for emergency access. The applicant stated that she was fine with that. Mr. Kolick stated that the extension of the parking lot was the key but that now that they were going to do that it could be moved on to the ARB. They could look at the extension of the parking lot and the landscaping. We will want to talk to them more about the throwing away of the refuse and how it would be stored. They have taken away any retail sales there, so there can be no retail sales. The applicant stated that was correct and that there were several camps throughout the country and there are some locations that are not permitted to have that. They require break away collars on the dogs in case someone was to get tangled up. They usually sell those on site in case somebody brings a pet and they don't have one. It is nice to have but it will not make or break the business. Mr. Kolick stated that they would need to be moved on to the ARB. Mr. French asked if there was a master release on the dog cages in case of an emergency. The applicant state that there was not and that in an emergency all the cages would have to be opened individually. Mr. Kolick asked if there was somebody there at night with the dogs. The applicant stated that there was not, that was why the security system was in place.

ENTERPRISE RENT-A-CAR: Mrs. Daley stated that this proposal is to perform exterior renovations to an existing building which is currently Rocky's Rapid Oil Change and a parking lot addition in the back and they are going to resurface and fill in some of the damaged areas on the existing asphalt parking lot. There are currently two entrances, one on Pearl and one on Adams; they are going to keep both of those functioning. From the City Planner, there are 5 areas of non-conformance with Motorist Service. This was just rezoned to Motorist Service. Those are, Lot Area, required is 1 acre, they are indicating .51 acres. Lot Width, required 200', they indicate 151.34'. Front yard setback, the building from Pearl Road, the requirement is 125' from the centerline, shown is 101'. Parking from the right-of-way, required is 30'; they are right up against the right-of-way along Pearl Road. The parking from Adams Drive, required is 20' from the right-of-way and they are indicating 9'. Mr. Hill also indicates that a low wall, approximately 2 ½ to 3' should be considered along the Pearl Road frontage. To do that they would have to cut back the parking some. Right now it is shown at a 20' stall and they only need 18' so they can cut 2' out of there. We would rather keep that wall out of the right-of-way. From Engineering, they did submit their final plans, Mrs. Daley was in contact with the applicant with revisions and they are working on those now. Mr. Foulkes stated that from the Building Department they are in approvable form, subject to a revision to the Lighting plan which was rejected by the outside Lighting Consultant. Mr. Cerny stated that the revised Lighting Report had been approved and that he would get Mr. Foulkes a copy. The CPTED Report states that he would like a mock up of the signage to make sure that there are no problems with sight distance. The surveillance

is fine and there are no anticipated problems with territorial reinforcement. Mr. French stated that there was no report from Fire. Mr. Kolick stated that we need a lot consolidation. There are three lots there. It needs to be denied tonight for these various variances that you heard about. If they get approved at the BZA then they can go to ARB to keep them moving. We will need that revised lighting report. ARB is going to have to look at that back area because there is a residence in the back abutting up against that commercial area, They need to look at some type of screening for there. They need to get with our CPTED Officer on any kind of corner signage, as noted we need to make sure that it is not blocking any sight lines. With those items all we can do tonight is deny it and get them over to the BZA to get these variances taken care of. Mr. Haseley expressed concern over what would be done to the abutting residential property in the way of screening. Mr. Cerny stated that they were looking at a privacy fence. Mr. Kolick stated that the ARB would take care of that issue.

ROSEMARY PFLUG: Mrs. Daley stated that this application is for a lot split and consolidation for Raymond Pflug. She pointed out the location of Schneider Reserve to the west and the piece that is currently owned by Mrs. Pflug. She intends to cut off the rear 640' and consolidate it onto the parcel that fronts on Webster. They are both owned by the same family. What we are going to be left with is one parcel on Whitney that is 715' x 100', and a "T" shaped parcel on Webster. It should not affect the Master Street Plan. This shows a stub from Schneider so if these were all consolidated there is a stub, Greenwich Drive and from Schneider Reserve that will continue out. From the City Planner, both proposed parcels will be in conformance. One other thing, this parcel that is owned by Rosemary Pflug is zoned R1-100 and the parcel consolidating it is R1-75. Mr. Kolick stated that he was concerned with the odd shape of this lot. The applicant stated that the property belonged to his mother and that in the near future they intended to sell his mother's home. He stated that the property has been in his family for over 50 years. He felt that if he sold his mother's house and the rest of the land that it was not the right time to do that because of the housing market. Maybe in 5 years it would be more beneficial. Mr. Kolick asked what his long term plans were for this. He stated that because of the configuration there could not be a home built there and that it blocks roadway access from the adjoining development. Mr. Pflug stated that all his neighbors had been approached by developers in the past 5 years and that eventually a developer will buy all of it. Mr. Kolick stated that the main thing is that it won't block the Master Street Plan that would have been a big concern. It is a little unusual; there are two different zoning districts there. Mr. Kolick stated that the Commission could act on this.

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

Roll Call:

Members Present: Mr. Ice, Chairman
Mr. Stehman
Mr. Haseley, Council Rep.

NEW APPLICATIONS:

CAMP BOW WOW/ Roxanne Jancsik, Owner

Site plan approval for a 5,225 SF tenant site and the addition of a 2,400 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 Two, Camp Bow Wow. Please state your name and address for the record.

Ms. Jancsik – Roxanne Jancsik, 6980 West Law, with Camp Bow Wow premier doggy daycare and overnight camp.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the required parking is 24 spaces and they are now providing 24 spaces. From Engineering, the new plan that they submitted does show a proposed concrete parking addition with storm sewers. Just a reminder that the concrete section does need to conform to the City's standards. We will review the final plans as they are submitted. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, this plan is in approvable form subject to sound attenuation and visual screening on the proposed outdoor fencing. This plan will also be subject to a review in accordance with the Ohio Building Code. Thank you.

Mr. Ice - Thank you. Mr. French.

Mr. French - Thank you, Mr. Chairman. From Fire for the record, could the applicant state that this building will be security monitored and fire monitored?

Ms. Jancsik – Yes it will have full security system that will monitor for break-ins, fire, temperature control and for Police, Fire and myself as the owner of the building. They will have real strict safety procedures and an alarm system in the building.

Mr. French – Thank you. The Fire Department will be requiring a knox box on the exterior for emergency access keys. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, the new plans are showing the new parking area, which is a necessity to the use. With that we can move them over to the ARB. They should come in internally and talk with us about waste disposal on the site, which is a concern. The plans have shown the elimination of the retail sales as they noted in caucus. No retail sales are permitted on the site. We can move them to ARB tonight. Thank you.

Mr. Ice - Thank you. Any other questions or comments? Ok then we will refer you over to the ARB on April 22, 2008. You can contact Carol about setting up a meeting to come in and talk about the waste issue. Thank you.

Ms. Jancsik – I will do that. Thank you.

ENTERPRISE RENT-A-CAR/ Tony Cerny, Agent

Site plan approval for exterior renovations to an existing building and parking lot addition for Enterprise Rent-a-Car, property located at 8674 Pearl Road PPN 395-06-004, 005, 006 zoned Motorist Service.

Mr. Ice – Item Number Two, Enterprise Rent-A-Car. Please state your name and address for the record.

Mr. Cerny – Tony Cerny, Architectural Design Studio, 620 E. Smith Road, Medina, Ohio 44256.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner there are five areas of non-conformance with a Motorist Service zoning; the Lot Area, required is 1 acre, they are indicating .51 acres. Lot Width, required 200', they indicate 151.34'. Front yard setback, the building from Pearl Road, the requirement is 125' from the centerline, shown is 101'. Parking from the right-of-way, required is 30'; they are right up against the right-of-way along Pearl Road. The parking from Adams Drive, required is 20' from the right-of-way and they are indicating 9'. Mr. Hill also indicates that a low wall, approximately 2 ½ to 3' should be installed along the Pearl Road frontage. From Engineering, the final plans were submitted to the engineering department. We have given comments to the applicant on April 2, 2008 and they are working on their revisions. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, the plans that we reviewed are in approvable form subject to resubmitting a revised lighting plan, based upon the recommendations of the outside Lighting Consultant's review. This plan is also subject to a review in accordance with the Ohio Building Code. I also have a CPTED Report from Sgt. Hall, Strongsville Police Department. The natural surveillance, he indicates will be good from Pearl Road and Adams Drive, no anticipated problems with territorial reinforcement. Some traffic concerns; regarding the ground sign, it must not obscure the east bound Adams Drive motorist waiting to turn onto Pearl Road. He requested that before final installation of the sign, a mock up sign be placed and an evaluation may be required to determine any sight distance problems. 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. Before they can come back for final approval, we will need a lot consolidation plat. We can act on that the same time we act on the site plan so if they have that prepared to turn in to the City. We will need to deny it tonight for those variances which they are aware of and were enunciated in the City Planner's report here. If they are approved by the BZA we can save them some time and let them go over to ARB. Obviously the ARB will be looking at the possible screen wall on Pearl Road to aesthetically hide some of those cars and also the importance of protecting the residence to the rear. They will be looking at the screening so we have less, if any possible, impact of the Commercial on the Residential area to the west. There was an initial report from the Lighting Consultant. I know that you said in caucus that you cleared that up. Again we want to make sure that you keep any glare out of anything dealing with the residents to the west. Also on the signage, if you talk to our CPTED Officer, they may want to do a mock up for the location of the signage on the corner to make sure that there is no conflict on the sight lines for the cars coming out of Adams or cars going in. It will all be a concern. Tonight we need to vote and deny them so that they can proceed to the BZA. 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 for exterior renovations to an existing building and parking lot addition for Enterprise Rent-a-Car, property located at 8674 Pearl Road PPN 395-06-004, 005, 006 zoned Motorist Service.

Mayor Perciak - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Nays DENIED

Mr. Ice – Thank you. You will now need to proceed to the BZA and then we will send you over to the ARB as well.

ROSEMARY PFLUG/ Ray Pflug, Agent

Parcel split and Consolidation of PPN's 395-23-022 zoned R1-75 and 395-23-001 zoned R1-100 located at 15401 Whitney Road.

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

Mr. Pflug – Ray Pflug, Rosemary's son, 9754 Webster, Strongsville, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the request is to split the rear 99.97' x 1087.82 portion of PPN 395-23-001 and attach same to PPN 395-23-022. As a result the remainder of 395-23-001 will have 100' frontage along Whitney Road and a Lot Area of 68,610 SF, meeting the required Lot Width (100') and Lot Area (17,000 SF) in a R1-100 zoning district. PPN 395-23-022 with split addition will have a 100' frontage along Webster Road and a Lot Area of 240,875 SF, exceeding the minimum Lot Width (75') and Lot Area (12,750 SF) in the R1-75 zoning district. From Engineering, the plat is in approvable form. Both Whitney Road and Webster Road have sanitary sewers. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, there is no report. 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. The new lot as proposed is not ideal in that it is going to have two separate zoning districts, R1-75 and R1-100; however, on the other side it is not going to block the Master Street Plan which is the most important aspect of this so; you are in a position to act on it. Thank you.

Mr. Ice - Thank you. Are there any questions or comments?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Parcel split and Consolidation of PPN's 395-23-022 zoned R1-75 and 395-23-001 zoned R1-100 located at 15401 Whitney Road.


Mr. Stehman - 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 8:06 p.m.

Jeffrey A. Ice 

Jeffrey A. Ice, Chairman

Carol M. Oprea 

Carol M. Oprea, Administrative
Assistant

Approved