

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 24, 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 24, 2008 at 7:30 p.m.**

Present: Planning Commission Members: Charlene Barth, Gregory McDonald, Mary Jane Walker, Thomas Stehman. Council Representative: Raymond Haseley. Mayor Thomas P. Perciak. Administration: Assistant Law Director, Daniel Kolick, City Engineer, Ken Mikula, Assistant Building Commissioner, Keith Foulkes, Fire Department Representative, Randy French.

The following was discussed:

SCRANTON ASSOCIATES: Mr. Mikula stated, from the City Planner, there are 14 spaces required and 24 spaces provided. They are removing some of the parking spaces and regrading and putting in grass to put in a new drive and turn around for their trucks. From Engineering, they would need to have their civil engineering plans showing their grading for the next meeting to make sure that it meets our Engineering standards. Mr. Foulkes stated, that the plans are in approvable form. The only item that came up in discussion was some of the materials that they would be housing. Mr. Plunkett introduced himself. Mr. Foulkes stated that they had already shown on the preliminary drawings, containment areas for some of those items and the way that they understood it, they are well below the minimum requirements for storage or hazardous material that the Building Code required. Mr. Haseley stated that the Fire Department did give an additional report this evening. Mr. McDonald asked the applicant what their company did. The applicant stated that they made water treatment chemicals. They stated that their customers were water treatment companies who don't have the volume to justify their own manufacturing. Mayor Perciak asked how many employees were going to be brought in. The applicant stated 15. Mr. French stated that Assistant Chief Brown and Alan Finkelstein had met with the applicant and toured their current operations in Cleveland. Cleveland Fire had no problems with them for the last 15 year. The plans are still under review by the Fire Marshall and he may still have some questions on it. One of the main things that he was concerned about is the drain in the loading dock as far as where the run off of that would be. Spills and incidents that we have, facilities that use chemicals such as these, there is an occasional accident on the dock. We are concerned about the run off and what could contaminate the sewers. The applicant stated that the loading docks as set up currently are below grade and they would have no problem closing off drains or diverting to somewhere that it could be contained. Mr. French stated that the drain has to be there. He stated that is one of the older industrial buildings and they weren't sure if that goes directly into the storm or if it

was tied into the sanitary. The applicant stated that it would be the simplest to just be able to block it off. Mayor Perciak stated that the applicant should call Mr. Walker to see how that drain is connected or have the Service Department camera it so that there is no cross connection. Mr. Mikula stated that they would have to show on the civil engineering plans, the runoff from this area going some place else. The applicant stated that inside there was a detailed system to contain in the event anything ever happened. Mr. Kolick stated that it needed to be sent to ARB and that the applicant should contact both Fire and Building to work out all the details.

Ordinance No. 2008-72: Mr. Haseley stated that he would like the Commission to act on this. Mr. Kolick stated that this was brought to the Commission before. BZA had been getting repeated requests for variances for garage sizes. This basically increases the garage sizes allowed more in the order of what the requests are for. Mrs. Barth asked if this was changing sideyard setbacks. Mr. Kolick stated that the setbacks were not affected by this ordinance only the size of the garage was increased.

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

Roll Call:

Members Present: Mrs. Walker
Mr. Stehman
Mr. McDonald
Mrs. Barth
Mr. Haseley, Council Rep.
Mayor Perciak

Also Present: Mr. Foulkes, Asst. Bldg. Com.
Mr. Mikula, City Engineer
Mr. Kolick, Asst. Law Dir.
Randy French, Fire Dept
Kathy Zamrzla, Recording
Secy.

EXCUSE MR. ICE

Mr. McDonald - Mr. Chairman.

Mr. Haseley – Mr. McDonald.

Mr. McDonald - I move to excuse Mr. Ice for just cause.

Mrs. Walker – Second.

Mr. Haseley – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mr. McDonald – Mr. Chairman.

Mr. Haseley – Mr. McDonald.

Mr. McDonald – I move to use the Amended Agenda for this evening.

Mrs. Walker – Second.

Mr. Haseley – Secretary please call the roll.

Roll Call: All Ayes APPROVED

NEW APPLICATIONS:

SCRANTON ASSOCIATES/ Donald Plunkett, Agent

Site plan approval of a 43,633 SF tenant site to be used for water treatment services for property located at 17647 Foltz Parkway, PPN 394-04-007 zoned General Industrial.

Mr. Haseley - Item Number One, Scranton Associates. Please state your name and address for the record.

Mr. Plunkett – Don Plunkett with Studio One Design Group. I am the Architect on the project.

Mr. Colabianchi – Frank Colabianchi, 11005 Pearl Road. I am acting as the General Contractor and also Mr. Bob Conotto and Mr. Lee Conotto are here if you need any technical questions answered as far as the business itself.

Mr. Haseley - Thank you. Mr. Mikula.

Mr. Mikula - Thank you Mr. Chairman. From the City Planner, on the parking determination, there are 14 parking spaces required and 25 are provided, noting that 56 existing spaces are going to be removed for the new turn around and grading. From

Engineering, final engineering plans are needed for approval, conforming to City standards for the pavement and the curbs, underdrains and so forth. Thank you.

Mr. Haseley - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, the plans are in approvable form, subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mr. Haseley - Thank you. Mr. French.

Mr. French - Thank you, Mr. Chairman. From Fire, the Assistant Chief, Greg Brown and Alan Finkelstein met with the applicant and toured their current operation at 4050 West 150th Street in Cleveland. Concerns they noted were about the chemicals and safe storage in the building and procedures in dealing with spills and releases. Protected and dedicated storage spaces for these materials are planned for within this new location to comply with all Fire and safety codes, the applicant states. Cleveland Fire Department was contacted about past history of their current facility in Cleveland they had no problems noted on their records. MSDS sheets were forwarded to us from the applicant and they are still under review by our department's hazmat specialist. Thank you.

Mr. Haseley - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, the applicant should keep in touch with our Building and Fire Departments to work through any questions involving the storage of materials and anything involving the drainage and particularly the drainage in the dock as we discussed in caucus. I am sure that we can find a way to handle that. We need to send them to ARB and they can work that out and have all their engineering drawings done and we can be in a position to act on them at the next meeting. Thank you.

Mr. Haseley - Thank you. Any other questions, or comments? Okay that is what we are going to do, send you over to ARB. Get the drawings done and come back.

Mr. Colabianchi – We have to have all the drawings done for ARB, Dan?

Mr. Kolick – If you get in touch with Kathy or Carol when she gets back, she will make sure you have everything you need. You need samples of materials and everything being done on the exterior of the building and the parking lot.

Mr. Colabianchi – Thank you.

REFERRALS FROM COUNCIL:

Ordinance No. 2008-72

An ordinance AMENDING SECTION 1252.22 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE IN CONNECTION WITH AREA REQUIEMENTS FOR PRIVATE GARAGES.

Mr. Haseley – Item Number Two, Ordinance No. 2008-72. I am asking for a favorable to take back to City Council.

Mr. McDonald – I move to give favorable consideration for the ordinance.

Mrs. Walker – Second.

Mr. Haseley – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

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

Hearing no other business to come before the Commission, the Chairman adjourned the meeting at 8:05 p.m.

Raymond L. Haseley, Vice Chairman

Carol M. Oprea, Administrative
Assistant

Approved

