

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

May 22, 2008

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on **Thursday, May 22, 2008 at 7:30 p.m.**

Present: Planning Commission Members: Jeffrey Ice, Chairman, Charlene Barth, Gregory McDonald, Thomas Stehman. Council Representative: Raymond Haseley. 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:

GLOBAL COUNTRY OF WORLD PEACE: Mrs. Daley stated that this proposal is to construct a 10,000 SF building to be used for exhibition, display, meetings, retail and office space. They did submit revised landscape plans today. From the City Planner, there is no report on the Conditional Use Permit. On the Site Plan, the proposal meets the General Business zoning requirements. From Engineering, the traffic study, along with the updated traffic counts provided by the applicant, was sent to the City's traffic consultant for review. Our consultant agreed that the northbound left turn lane was not warranted; however, based on the steep grade and limited sight distance, the turn lane is recommended. Instead of building another left lane here that would cause cars to jog over it would be better to just restripe the existing pavement to provide a dual left turn lane both northbound and southbound. This is the part of Pearl Road that has 3 lanes currently. The plans have been revised to show the new pavement markings. The plans are in approvable form subject to the Storm Water Pollution Prevention Plan construction binder being submitted for review. Mr. Foulkes stated, that they need to indicate the location of the A/C condensing units on the plans. This was just submitted this afternoon and they show one condensing unit on the north side of the building. Mr. McDonald questioned only one condensing unit for a 10,000 SF building and Mr. Foulkes agreed that he thought they would need at least four units. Mr. Boron stated that the ARB did give favorable recommendation on 2/26/08. The Board recommended that they add 5 additional spruce trees on the south property line and the decorative fence should be a 4' metal fence and screening for the condensing units. All these revisions are noted on the plan that was submitted today. Mr. French stated that there was no report from the Fire Department, but a side note on the site plan, if there is future development that the applicant would need a private hydrant. The applicant indicated that he was in agreement with installing a private hydrant. Mr. Kolick stated that the Commission could act on this but make it subject to the revised landscaping

plan, the report of the Engineering Department and the applicant restriping of the pavement on Pearl Road and the Storm Water Pollution Prevention Plan.

BRIGHTEN BEST: Mrs. Daley stated that the proposal is to construct a 103,541 SF commercial building to be used for offices, services, and storage. From the City Planner the proposal meets the General Industrial zoning. He would like to have a wing wall added for screening of the docks. From Engineering, the pavement design must conform to the City's standards, including curbs and curb drains. Stormwater management is not shown on the preliminary plan. A basin or underground storage will need to be incorporated with the final plans. There are wetlands located on the site and appear to be impacted by the building and parking. If the amount of wetlands being filled falls under the nationwide permit, the applicant will need to furnish a letter from a wetlands expert stating such. If an Army Corps permit is required, we will need to see a copy of the permit. Final engineering plans are required and they will also need to add sidewalks. Mrs. Barth asked the applicant what was going to be stored in this building. The applicant stated that it would be nuts and bolts in cardboard boxes. Mr. Foulkes stated the plans are in approvable form. Mr. French asked the applicant if they were going to have the same operation as they currently do on Dow Circle. The applicant stated that it was the exact same thing. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that this matter should be referred over to the ARB and our outside lighting consultant and we need a CPTED Report.

ENTERPRISE RENT-A-CAR: Mrs. Daley stated that this proposal is to consolidate PPN's 395-06-004, 005 & 006 to accommodate the proposed Enterprise Rent-A-Car building. Currently that building is located on 3 separate parcels so this will just clean that up. From the City Planner there is no report. From Engineering, the lot consolidation is in approvable form. Mr. Foulkes stated there was no report from the Building Department. Mr. French stated that there was no report from Fire. Mr. Kolick stated that this was okay to act on.

SHURMER INVESTMENT CO.: Mrs. Daley stated that this proposal is to utilize 252 SF as an out-door eating area for Chipotle Mexican Grill and for exterior renovations to the entire existing building. They are going to bump out the parking. They had more than enough room of isle width previously. They are able to move the parking back and still have more than the minimum required isle width. Mr. Kolick stated that we would need some bollard protection and that there was also concern with leaving the rest of the site in asphalt because it would encourage the other tenants to put tables and chairs out and use those areas for their own outdoor eating. He asked that they come in administratively so that the City could talk with them about other possible alternatives. He also stated that there was concern regarding the drive-thru at the corner of the building. From the City Planner, there is no report on the Conditional Use and on the

Site Plan; the proposed outdoor patio does not affect the existing parking in terms of number or arrangement. From Engineering, there is no report on the Conditional Use and the Site Plan is in approvable form. Mr. Foulkes stated that the plans do not have sufficient detail for site plan approval of a patio and additional information will be required for review. The applicant will also need to add ADA parking. Mr. French stated that there is no report from Fire. Mr. Kolick stated that it should be sent over to the ARB and the applicant should come in administratively and have a meeting regarding engineering and building issues. The applicant showed the Commission a sample of the material that would be laid over the top of the asphalt for the outdoor eating area. Mr. Kolick asked if the Engineering Department was concerned about any drainage problems with this project. Mrs. Daley stated that they were not because the applicant was not changing anything.

SUPER 8 MOTEL: Mrs. Daley stated that this proposal is for exterior renovations to the existing motel location which was Motel 6. From the City Planner, there is no report. From Engineering, there is no report. Mr. Foulkes stated that the plans are in approvable form subject to any existing railings being evaluated for integrity. A site visit revealed a lack of maintenance and deteriorated materials. Details of the proposed changes need to be submitted for review in accordance with the O.B.C. Mr. French stated that there is no report from Fire. Mr. Kolick stated that this matter should be sent to the ARB.

ORDINANCE NO. 2008-92: Mr. Haseley asked that the Commission give this matter an unfavorable to take back to City Council. Mr. Kolick stated that the lot was too small for General Business zoning. Our code also prohibits a General Business use to be operated out of a residential structure. This was a residential structure that was converted to an office years ago. Mrs. Barth asked if the applicant was aware that they would not be able to use that house as a business. Mrs. Oprea stated that she and Mr. Hill both had conversations with the representative of the applicant and that it was explained that they could not use the residence for a business.

ORDINANCE NO. 2008-93: Mr. Haseley said that this matter was amended and asked that the Commission give him a favorable recommendation to take back to City Council.

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

Roll Call:

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

GLOBAL COUNTRY OF WORLD PEACE/ Thomas Murach, Agent

a) Conditional Use Permit pursuant to C.O. Sections 1242.07 and 1258.03(a)(3)(E) to utilize 1,788 SF of a Commercial Building for Yoga Classes, located at 19386 Pearl Road, PPN 394-32-001 zoned General Business.

b) Site Plan approval of a 10,000 SF building to be used as follows:
608 SF for Exhibition and Display of Products,
601 SF as Nutritional Supplement Store for items to be consumed off the premises,
282 SF as Retail Sales,
468 SF for Changing Rooms and Lockers,
168 SF as a limited Snack Area for building users,
91 SF for Sprinklers and Mechanical Equipment Room,
1291 SF for Office Space,
937 SF for Reception Area and Entryways,
1,788 SF for Yoga Classes,
314 SF as Break Rooms,
538 SF for Shipping and Storage,
2,914 SF for Hallways, Stairways, Lavatories and Common Areas, for property located at 19386 Pearl Road, PPN 394-32-001 zoned General Business.

Mr. Ice - Item Number One, Global Country of World Peace. Please state your name and address for the record.

Mr. Murach – Thomas J. Murach, the Local Director for the Global Country of World Peace, 3603 W. 128th Street, Cleveland, Ohio 44111.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report on the Conditional Use Permit and on the Site Plan, the proposal meets the General Business zoning requirements. From Engineering, we did receive a revised traffic plan that shows the center lane to be restriped to accommodate a dual left turn lane. This will handle the Commission's concerns for the left turns into the site heading north bound on Pearl Road down the grade. The plans are in approvable form subject to some revisions to the Storm Water Pollution Prevention Plan. We have been in contact with the applicant's engineer.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, there is no report on the Conditional Use. As far as the site plan, we received today drawings showing the

typical screening of the air conditioning units which was one of the items in question. Subject to that the plans are in approvable form. They will be reviewed in accordance with the Ohio Building Code. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB recommended some screening of the air conditioning units and also some screening to the south for the existing resident and that was submitted today 5/22/08. Per this plan they did address those comments. 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, in regard to the Conditional Use Permit, that needs to have a condition attached to it, namely that the applicant complete the Pearl Road restriping before any occupancy permit is issued. That needs to be added onto Item “a”, as to Item “b”, you noted or can see on the Agenda the occupancies that are permitted. They have moved the structures off of the easement, the water line easement, that was to the south of it so they have taken care of that. They have shown the landscaping to the resident to the south. Just note that we did see an overall concept plan but you are only acting on the one building here this evening. Any approval on this should be made subject to the Engineering report and subject to the revised plan that we received in regard to the screening of the air conditioning units and the residents to the south. 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 Conditional Use Permit pursuant to C.O. Sections 1242.07 and 1258.03(a)(3)(E) to utilize 1,788 SF of a Commercial Building for Yoga Classes, located at 19386 Pearl Road, PPN 394-32-001 zoned General Business, subject to the restriping of Pearl Road by the applicant as reviewed by the City Engineer.

Mrs. Barth - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a 10,000 SF building to be used as follows: 608 SF for Exhibition and Display of Products, 601 SF as Nutritional Supplement Store for items to be consumed off the premises, 282 SF as Retail Sales, 468 SF for Changing Rooms and Lockers, 168 SF as a limited Snack Area for building users, 91 SF for Sprinklers and Mechanical Equipment Room, 1291 SF for Office Space, 937 SF for Reception Area and Entryways, 1,788 SF for Yoga Classes, 314 SF as Break Rooms, 538 SF for Shipping and Storage, 2,914 SF for Hallways, Stairways, Lavatories and Common Areas, for property located at 19386 Pearl Road, PPN 394-32-001 zoned General Business, subject to the City Engineer's report.

Mr. Kolick – Mr. Chairman I should have noted, this should also be made subject to the applicant completing the Pearl Road restriping before any occupancy because that refers to this item as well as the Conditional Use Permit.

Mr. McDonald – So moved.

Mrs. Barth - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

NEW APPLICATIONS:

BRIGHTEN BEST/ Richard Neiden, Agent

Site Plan approval of a 103,541 SF commercial building to be used for offices, services, and storage, property located on Imperial Parkway, PPN 393-08-012 zoned GI-A.

Mr. Ice – Item Number Two, Brighten Best. Please state your name and address for the record.

Mr. Neiden – Richard Neiden, with Ray Fogg Building Methods, 981 Keynote Circle, Cleveland, Ohio 44131.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposal meets the General Industrial zoning requirements. He would like to see a wing wall at the truck docks for some screening toward Imperial Parkway. From Engineering, the pavement design must conform to the City's Standards including curbs and curb drains. Storm Water Management is not shown on the preliminary plan either basin or underground storage will need to be incorporated with the final plans. There are Wetlands located on the site and appear to be impacted by the building and the parking. If the amount of Wetlands being filled falls under the nationwide permit, the applicant will need to furnish a letter from a Wetlands Expert stating that it does fall under the Nationwide Permit. If it is over that threshold and an Army Corp. Permit is required, we will need to see a copy of that permit as well. Sidewalks are also required along Imperial Parkway and final engineering plans are required. I have a checklist that will be mailed to the applicant along with my 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 a plan review in accordance with the Ohio Building Code. 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. After we receive the wetlands approval and the retention is fixed then we can send them over to the ARB to CPTED to our Lighting Consultant. The item I would note is that you will be required to have sidewalks across the frontage with your final plans as well. Thank you.

Mr. Ice - Thank you. Any other questions, or comments? Okay then we will send you over to the ARB.

ENTERPRISE RENT-A-CAR/ Tony Cerny, Agent

Consolidation of PPN 395-06-004, 005 and 006 located at 8674 Pearl Road zoned Motorist Service.

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

Mr. Zuccola – John Zuccola, Enterprise Rent-A-Car, 24690 Sperry Drive, Westlake, Ohio.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering the plat is 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 - Thank you. Mr. French.

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

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, we can go forward and act on this Mr. Chairman. I believe in caucus there was a comment that they need to just fill in the permanent parcel number on those parcels. You can go forward and act on it tonight. 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 Consolidation of PPN 395-06-004, 005 and 006 located at 8674 Pearl Road zoned Motorist Service.

Mrs. Barth - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

SHURMER INVESTMENT CO./ Andrew Soclof, Agent

a) Conditional Use Permit pursuant to C.O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to utilize approximately 252 SF as an outdoor patio for the Chipotle Mexican Grill located at 15029 Pearl Road, part of PPN 396-19-003 zoned General Business.

b) Site Plan approval for Exterior Renovations to the existing Shopping Center located at 14993 - 15037 Pearl Road, PPN 396-19-003 zoned General Business.

Mr. Ice - Item Number Four, Shurmer Investment Co. Please state your name and address for the record.

Mr. Soclof – Andrew Soclof representing Shurmer Investment Co., 3681 South Green Road, Beachwood, Ohio.

Mr. Ice - Thank you. 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 proposed outdoor patio does not affect the existing parking in terms of number or arrangement. From Engineering there is no report on the Conditional Use and on the Site Plan, as we discussed in caucus, we would like the applicant to come in and maybe we could look at a little different layout showing some landscaping in front of the other tenants that are not going to have the outdoor eating area and we can meet with them and discuss at that time what would be best. I do not believe that there will be any drainage problems. 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, we feel that the plans lack sufficient detail in order to approve this at this time. As the City Engineer recommended, we need a consultation to take place to evaluate those details. 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, this will need to be set for a Public Hearing. We can set that after they come in administratively and review these items with us. After

those items are somewhat worked out then we can send them over to ARB before they come back here and we can set everything for one hearing. They, as noted in caucus, do need to come in, we can look at issues such as bollards and flow of traffic and what we are going to do with the asphalt in front of the other stores and so forth. They need to come in administratively and then we will set it for a Public Hearing and send it over to the ARB. Thank you.

Mr. Ice - Thank you. Any other questions, or comments? Okay, get with Carol to set up a meeting with the administration and then we will send you to ARB and set the Conditional Use for a Public Hearing when you return.

SUPER 8 MOTEL/ Joanne Brown, Agent

Site Plan approval for Exterior Renovations to the existing Motel located at 15385 Royalton Road, PPN 399-02-013 zoned Motorist Service.

Mr. Ice - Item Number Five, Super 8 Motel. Please state your name and address for the record.

Ms. Brown – Joanne Brown with Illes Architects, 3599 Reserve Commons Drive, Suite A, Medina, Ohio.

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, plans are in approvable form subject to the existing railings being evaluated for their integrity. When on site, it was revealed that a lack maintenance showed some deterioration and the details need to be submitted for these changes for a plan review in accordance with the Ohio Building Code. 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, we will need to refer them over to the ARB.

Mr. Ice - Thank you. Any other questions, or comments? Okay we will send you over to the ARB.

REFERRALS FROM COUNCIL:

Ordinance No. 2008-92

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 11220 PEARL ROAD (PPN 392-20-011 AND 392-20-012) IN THE CITY OF STRONGSVILLE FROM OB (OFFICE BUILDING) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION.

Mr. Haseley – Item Number Six, Ordinance No. 2008-92. I am asking for an unfavorable to take back to City Council.

Mr. Ice – Ordinance No. 2008-092, **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 11220 PEARL ROAD (PPN 392-20-011 AND 392-20-012) IN THE CITY OF STRONGSVILLE FROM OB (OFFICE BUILDING) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION.**

Mr. McDonald – I move to give favorable consideration.

Mrs. Barth – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Nays DENIED

Ordinance No. 2008-93

Mr. Haseley – Item Number Seven, Ordinance No. 2008-93 was amended at City Council on Monday and referred back to us. I am asking for a favorable to take back to City Council.

Mr. Ice – Ordinance 2008-093, **AN ORDINANCE AMENDING SECTION 1262.04 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED**

ORDINANCES OF THE CITY OF STRONGSVILLE REGARDING MAIN USES IN
GENERAL INDUSTRIAL DISTRICTS, *AS AMENDED*.

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 8:15 p.m.

Jeffrey A. Ice ✓

Jeffrey A. Ice, Chairman

Carol M. Oprea ✓

Carol M. Oprea, Administrative
Assistant

Approved

