

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

June 26, 2008

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on **Thursday, June 26, 2008 at 7:30 p.m.**

Present: Planning Commission Members: Jeffrey Ice, Chairman, Charlene Barth, Gregory McDonald, Mary Jane Walker, 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, Architectural Review Board Representative, William Boron.

The following was discussed:

T-MOBILE: Mrs. Daley stated that the proposal is to construct a 140' (extendable to 190') high monopole with a 144 SF cement pad and a 50' x 50' fenced compound to be located at 21211 Drake Road (Strongsville Recreation Park #3), P.P.N. 394-12-008. The site is zoned Public Facility. From the City Planner, it is a permitted use in a Public Facility zoning and meets all the requirements and from Engineering, the plans are in approvable form. Mr. Foulkes stated that the site plan is in approvable form subject to the removal bond which must be provided to the City to cover any costs in the event removal of the monopole is required and also the plan review in accordance with the O.B.C. Mr. Boron stated that ARB gave favorable recommendation on 6-24-08. The Board asked them to do Black Hill Spruce around the pole and also asked them to provide verification that the pole was collapsible. Mr. Foulkes confirmed that the Building Department had received a letter showing the collapsible design. Mr. French stated that there was no report from Fire. Mr. Kolick stated that this would need to be approved by City Council because it is on City property. If approved it should be subject to 3 conditions on both the site plan and the conditional use; the receipt of the License Agreement which the City is completing with them now, the Removal Bond requested by the Building Department and they are taking some parking spaces but in the future will be replacing the parking lot that they are removing. We are not sure where that will go yet because the area is being changed from a baseball field into a football field and subject to ARB. With those conditions you can act on both the conditional use and site plan. Mr. Sindyla asked when he would be told where to put the parking spaces. Mr. Kolick stated that it should be within the next 2 months given the Engineering Department's comments.

BRIGHTEN BEST: Mrs. Daley stated that this 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 requirements. From Engineering, we

have received that letter from the applicant's wetlands expert, Erik Flickinger, stating that the wetlands to be filled and portion of stream to be relocated is covered under the nationwide permit. The plans are in approvable form subject to the following; one run of storm sewer currently shown as running under the proposed building needs to be revised so that it is not located under the building. The applicant will need to constantly observe and maintain the gabion wall in the relocated stream section. Relocated streams tend to seek their original path, which in this case would be through the corner of the new building. Therefore, the gabion wall needs to be functioning properly at all times. We just want to make sure that they keep the maintenance up on this. Mr. Foulkes stated that the applicant has not provided an elevation for the proposed 55 foot wing wall screening the loading dock, as part of the requirements of 1270.13. There is also a lighting report that we have received that was not approved, the applicant indicated earlier that they were discussing those reports with the engineers and that it was not yet approvable. Mr. Neiden stated that the screen wall for the loading dock is 8' tall x 60' long. Mr. Boron stated that the ARB saw the location but not the details of the wall. Mr. Neiden stated that it is the same material as the wall panel with a reveal at 8' tall and the same for the screen walls at the trash dumpster. They are 20' out from the building and are 8' tall. He also stated that the outside lighting consultant had told him that he was going to fax over to the City a revised lighting report. Mr. Foulkes stated that the plans are in approvable form subject to a plan review in accordance with the O.B.C. Mr. Boron stated that the ARB gave favorable recommendation on 6/10/08 subject to a revised lighting report, a revised landscaping plan which was received and reviewed by the City Forester and as long as they are matching the building materials on the screen wall it is fine. Mr. French stated that they had added the private yard hydrant as requested. Mr. Kolick stated that the Commission could act on it and make it subject to the three conditions; Engineering comments, Building report and receipt of the lighting report.

ST. JOSEPH & JOHN: Mrs. Daley stated that this proposal is to construct a 3,380 SF addition for the existing elementary school for 2 classrooms and a storage area. From the City Planner this proposal meets the Public Facility zoning requirements. From Engineering, the plans are in approvable form. Mr. Foulkes stated that it is in approvable form subject to a plan review in accordance with the O.B.C. Mr. Boron stated that the ARB gave favorable recommendation on 6-24-08. Mr. French stated that there was no report from Fire. Mr. Kolick stated that the Commission could act on it and it would also need to proceed to City Council.

JOSEPH LIPOVITS: Mrs. Daley stated that this proposal is to split 680 feet off the rear of PPN 398-08-006 located at 14051 Whitney Road and adjoin it to PPN 398-08-048. It is an odd configuration right now. Mr. Lipovits stated that he was going to try and negotiate the rest of the land from current owners. From the City Planner the split and adjoinment will create parcel "A" with a lot width of 100' and a lot area of 1.14 acres,

parcel "B" with a lot width of 100' and a lot area of 1.56 acres and parcel "C" with a lot width of 60' on Oak Drive and a lot area of 8.38 acres. All three parcels will exceed the minimum lot width and lot area requirement in an R1-75 zoning district. From Engineering, the lot split and adjoinment map is in approvable form subject to the "z" line being shown to hook the lots together. Mr. Foulkes stated that there was no report from Building. Mr. French stated that there was no report from Fire. Mr. Kolick stated that the Commission could act on it but make it subject to no development until the road is extended.

SIEDEL FARMS: Mrs. Daley stated that this proposal is for consideration of an extension of time until June 28, 2009 for the Final Subdivision Development Plan for the proposed Siedel Farms SFD & CD, Phase 2 to consist of 7 cluster units. From the City Planner there is no report. From Engineering, there is no report. Mr. Foulkes stated that there is no report from Building. Mr. French stated that there is no report from Fire. Mr. Kolick stated that none of the ordinances or requirements have changed so the Commission could extend the approval.

AT & T: Mrs. Daley stated that this proposal is to install an above-ground electrical cabinet and cement pad within a private easement at 13810 Webster Road. From the City Planner there is no report. From Engineering the plans are in approvable form. The City Forester did look at the site and did not recommend landscaping. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from Fire. Mr. Kolick stated that the Commission could act on it.

ORDINANCE NO. 2008-130: Mr. Haseley stated that this matter was regarding the proposed Sheets Gas Station and that he would like to take a Favorable Recommendation back to City Council.

ORDINANCE NO. 2008-131: Mr. Haseley stated that this matter as well was regarding the Sheets Gas Station and that he would like to take a Favorable Recommendation 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
Mrs. Walker
Mr. McDonald
Mr. Stehman
Mrs. Barth
Mr. Haseley, Council Rep.
Mayor Perciak

Also Present:

Mr. Foulkes, Asst.Bldg. Com.
Mrs. Daley, Design Engineer
Mr. Kolick, Asst. Law Dir.
Randy French, Fire Dept
Mr. Boron, ARB Chairman
Carol Oprea, Recording Secy.

REVISED AGENDA

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

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

Mrs. Walker – Second.

Mr. Ice – Secretary please call the roll.

Roll Call:

All Ayes

APPROVED

Approval of Minutes

Mr. Ice – You have had a chance to review the minutes of June 12, 2008. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

T-MOBILE/ John Sindyla, Agent

a) Conditional Use Permit for a Multiple Occupancy Permit pursuant to C. O. Section 1273.03 and 1242.07 to locate a Monopole Transmission Facility on land occupied by the Strongsville Recreation Park #3, 21211 Drake Road, PPN 394-12-008 zoned Public Facility.

b) Site Plan approval of a 140' (extendable to 190') high Monopole with a 144 SF cement pad and a 50' x 50' fenced compound to be located at 21211 Drake Road, PPN 394-12-008 zoned Public Facilities. * *ARB Favorable Recommendation 6/24/08.*

Mr. Ice – Item Number One, T-Mobile. Anyone wishing to speak in favor please step forward and state your name and address for the record.

Mr. Sindyla – John Sindyla, Sindyla Consulting Group Inc., 7425 Royalton Road, North Royalton, Ohio 44133. The proposal before you tonight is to locate a 140' tower extendable to 190' at Strongsville Recreation Park #3 at 21211 Drake Road. The proposal would be to locate a tower enclosed by a 50 x 50 fenced compound screened by evergreen trees. I believe that we were approved by ARB on Tuesday. If there are any questions I can answer them at this time.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, regarding the conditional use, a monopole and associated equipment cabinet(s) are permitted where combined with another permitted use in a Public Facility zoning district. Regarding the site plan, it does comply with all of the setback requirements. From Engineering, there is no report on the conditional use. On the site plan, the plans are in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, on the Conditional Use there is no report. Regarding the site plan, the plans are in approvable form subject to a removal bond provided to the City to cover any costs in the event of removal, of the monopole as required by the City of Strongsville. Also a plan review in accordance with the Ohio Building Code is required. Thank you.

Mr. Ice - Thank you, Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did grant favorable recommendation on 6-24-08. We requested a revision to the landscaping plan for adding Black Hill Spruce trees to the site and also some information about the collapsible pole which was submitted to the Building Department and that will be reviewed by them. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire there is no report on the Conditional Use and no report on the Site Plan. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. On the Conditional Use if approved it would need to be approved by City Council but there should be 3 conditions to the Conditional Use, subject to the License Agreement, the Law Department has been working with the

applicant. We have agreed on the major points. We hope to have that ready soon. Subject to the \$100,000.00 Bond as mentioned by the Building Department and also subject to, they are going to be taking up part of our parking there and we are in the process or redoing those fields, changing the one baseball field into a football field and we ought to have those done here shortly, by the time they are constructing hopefully and they will replace that area of parking that they are taking which is up to a 50' x 50' area that he mentioned. Those three conditions should be on the Conditional Use. The Site Plan would have those three plus the conditions required by the ARB. Thank you.

Mr. Ice - Thank you.

Mr. Ice – Questions or comments from the members?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Conditional Use Permit for a Multiple Occupancy Permit pursuant to C. O. Section 1273.03 and 1242.07 to locate a Monopole Transmission Facility on land occupied by the Strongsville Recreation Park #3, 21211 Drake Road, PPN 394-12-008 zoned Public Facility, subject to the Removal Bond, the License Agreement with the City and the future replacement of parking.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a 140' (extendable to 190') high Monopole with a 144 SF cement pad and a 50' x 50' fenced compound to be located at 21211 Drake Road, PPN 394-12-008 zoned Public Facilities, subject to the above three items and the ARB report.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

FINAL APPROVALS:

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, Suite #15, Cleveland, Ohio 44131, here to answer any questions for our final building approval.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the proposal meets the General Industrial zoning requirements. From Engineering we did receive a letter from the applicant's wetlands expert, Eric Flickinger, stating that the wetland to be filled and the portion of the stream to be relocated are covered under the Nationwide Permit, so we are okay with that. The plans are in approvable form subject to the following; one run of storm sewer currently shown is running under the proposed building needs to be revised so that it is not located under the building and as discussed in caucus, just a reminder to the applicant that they will need to constantly observe and maintain the gabion wall in which the relocated stream is going to be channeled through now. Just for mostly their own benefit, the existing stream now goes right through where their proposed building is and water when it is relocated tends to seek its original path so its to their best benefit to keep an eye on that and keep that wall maintained. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, we have not received an approved lighting report from Zakryszak and Associates and we have also not received elevations for the proposed 55' wing wall screening the loading dock as part of the requirements of 1270.13. Although the applicant has indicated that he does have this information and will provide it this evening. Other than that they are in approvable form 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. There was a request for a revision to some of the landscaping which I believe were submitted and approved by the City today. Also, with the screen wall, the ARB would just ask that the materials match the main part of the building and be approved by the Building Department. Thank you.

Mr. Ice - Thank you. Mr. French.

Mr. French - Thank you, Mr. Chairman. From Fire the applicant did provide a private yard hydrant on the latest set of plans. It was lacking in the earlier set of plans and for now these plans are in approvable form by Fire. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, we can act on it subject to the Engineering, Building, ARB and Lighting reports this evening. Thank you.

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

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – For the applicant, what is the use of the building? What are they distributing?

Mr. Neiden – Nuts and bolts.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for 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, subject to the Engineering, Building, ARB and Lighting reports.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

NEW APPLICATIONS:

ST. JOSEPH & JOHN INTERPAROCHIAL SCHOOL/ Robert Zarzycki, Agent

Site Plan approval of a 3,380 SF addition for the existing elementary school including storage and ancillary support facilities for property located at 12580 Pearl Road, PPN 392-28-007 zoned Public Facility.

Mr. Ice – Item Number Three, St. Joseph & John Interparochial School. Please state your name and address for the record.

Mr. Zarzycki – Robert Zarzycki, Zarzycki, Malik Architects, 7500 Pearl Road, Middleburg Heights, Ohio 44130, here seeking approval for a modest addition to the St. Joseph and John Elementary School. It is a 3,900 SF addition for 2 classrooms and some storage space. We did some nice things, including the storage areas, added some landscaping to soften the elevation.

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 Public Facility zoning requirements. 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 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 give favorable recommendation on 6-24-08 with some minor landscape revisions which were approved. 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 can act on it subject to the ARB report and it will need to proceed to City Council. Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a 3,380 SF addition for the existing elementary school including storage and ancillary support facilities for property located at 12580 Pearl Road, PPN 392-28-007 zoned Public Facility, subject to the ARB report.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Thank you.

JOSEPH LIPOVITS AND MARGARET LIPOVITS/ Joseph Lipovits, Owner

Lot Split and Adjoinment of PPN 398-08-006 and 398-08-048 for property located at Pin Oak Drive and 14051 Whitney Road, zoned R1-75.

Mr. Ice – Item Number Four, Joseph Lipovits and Margaret Lipovits. Please state your name and address for the record.

Mr. Lipovits – Joseph Lipovits, 7676 Saratoga, Middleburg Heights, Ohio 44130. I am here tonight for a lot split and consolidation approval.

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 PPN 398-08-006 and create the following; parcel “A” with a lot width of 100’ and an area of 1.14 acres and parcels “B” and “C” to be combined with a lot width of 60’ are on Pin Oak Drive in an area of 8.388 acres. The parcels will exceed the minimum lot width

and lot area requirement in a R1-75 zoning district. From Engineering, the plat is in approvable form subject the applicant's surveyor showing the hook line between the two parcels that will join them. 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. We can act on it with the condition that there would be no development until the roadway is extended. 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 Lot Split and Adjoinment of PPN 398-08-006 and 398-08-048 for property located at Pin Oak Drive and 14051 Whitney Road, zoned R1-75, subject the no development until the roadway is extended into the parcel.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

SIEDEL FARMS/ Chris Bender, Agent

Extension of time until June 28, 2009 for the Final Subdivision Development Plan for the proposed Siedel Farms SFD & CD, Phase 2 to consist of 7 cluster Sublots. PPN's 392-15-001, 392-13-001, 002, 004, zoned R1-75 and RT-C, previously approved on 6-28-07.

Mr. Ice – Item Number Five, Siedel Farms. Please state your name and address for the record.

Mr. Bender – Chris Bender, Siedel Farms Developers, 13370 Prospect Road, Strongsville, Ohio 44149. I would like to request an extension of time for the previously approved Siedel Farms, Phase 2.

Mr. Ice – We will listen to the administration reports, 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, 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. There has not been any ordinance or regulation changes during the period of time since the last approval so we are in a position to act on it. 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 Extension of time until June 28, 2009 for the Final Subdivision Development Plan for the proposed Siedel Farms SFD & CD, Phase 2 to consist of 7 cluster Sublots. PPN's 392-15-001, 392-13-001, 002, 004, zoned R1-75 and RT-C, previously approved on 6-28-07.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mayor Perciak abstained from voting.

AT & T/ Thomas J. Fogarty, Agent

Site Plan approval of an above ground cabinet and cement pad to be located in an existing utility easement to be located at 13810 Webster Road, PPN 398-28-003 zoned R1-75.

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

Mr. Williams – Mike Williams with AT & T, 13630 Lorain Ave., Cleveland, Ohio 44111. Requesting approval to place an above-ground cabinet in a private easement at 13810 Webster Road.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner there is no report. From Engineering, the plans are in approvable form. We did have the City Forester look at it and she does not recommend any landscaping. 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. I have no report. Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of an above ground cabinet and cement pad to be located in an existing utility easement to be located at 13810 Webster Road, PPN 398-28-003 zoned R1-75.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REFERRALS FROM COUNCIL:

Ordinance No. 2008-130

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 21138 Royalton Road in the City of Strongsville from R-RS (Restaurant-Recreational Service) classification to MS (Motorist Service) classification (Part of PPN 392-16-002) and from GI (General Industrial) classification to MS (Motorist Service) classification (part of PPN 392-16-002) and from GI (General Industrial) classification to GB (General Business) classification (part of PPN 392-16-002), and declaring an emergency.

Mr. Ice – Item Seven, Ordinance No. 2008-130, Mr. Haseley.

Mr. Haseley – Item Seven, Ordinance No. 2008-130. I am asking for a Favorable to take back to City Council, we are meeting at 8:00 a.m. to set it for a Public Hearing.

Mr. Ice - Ordinance No. 2008-130. **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 21138 Royalton Road in the City of Strongsville from R-RS (Restaurant-Recreational Service) classification to MS (Motorist Service) classification (Part of PPN 392-16-002) and from GI (General Industrial) classification to MS (Motorist Service) classification (part of PPN 392-16-002) and from GI (General Industrial) classification to GB (General Business) classification (part of PPN 392-16-002), and declaring an emergency.**

Mr. McDonald – I move to give favorable consideration.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Ordinance No. 2008-131

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 21034 Royalton Road in the City of Strongsville from LB (Local Business) classification to MS (Motorist Service) classification (PPN 392-16-003), and declaring an emergency.

Mr. Haseley – Item Eight, Ordinance No. 2008-13 is a companion ordinance to rezone a different part of that parcel, they are both for the same application and I am asking for a Favorable to take back to City Council.

Mr. Ice - **An ordinance amending the zoning map of the City of Strongsville adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to change the zoning classification of certain real estate located at 21034 Royalton Road in the City of Strongsville from LB (Local Business) classification to MS (Motorist Service) classification (PPN 392-16-003), and declaring an emergency.**

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 8:17 p.m.


Jeffrey A. Ice, Chairman

Carol M. Oprea  _____
Carol M. Oprea, Administrative
Assistant

Approved