

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

July 10, 2008

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on **Thursday, July 10, 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.

The following was discussed:

CAMP BOW WOW: Mrs. Daley stated that this proposal is to revise the previously approved 5,225 SF tenant site to be used for a dog daycare and overnight camp. When we saw them the last time they were putting in the additional parking that was required in the rear of the building. What they are doing now is just stripe the back parking lot for parallel parking for employees and add 2 parking spaces out front. From the City Planner, the required parking is 24 spaces and they are indicating 16 spaces. He does note that the proposal does not meet the parking requirements for Retail Service Facility and recommends that the applicant add 2 spaces for a total of 18 spaces. Bob stated that there was room for 2 more spaces and that they should put those in to get the number closer to what is required. This will require a front setback variance of 3'. Mr. Martien asked if they did the plans the way they wanted would they need the variance? Mrs. Daley stated that they would not, but that the City Planner's recommendation is that they put in the additional 2 parking spaces. From Engineering, details showing the new pavement sections need to be on the final plans. Mr. Foulkes stated that the plans were in approvable form, subject to a plan review with the Ohio Building Code. Mr. Kolick stated that originally this was not looked favorably on, until they agreed to put in the requested parking. Now they are coming back with the original drawing that they gave us and you turned down. Bob thought that an acceptable compromise would be for them to add the 2 parking spaces to their plans. From a cost standpoint he was willing to work with them but they need to be willing to work with us too. If they are adding 2 spaces it would not cost a whole lot more to put in 4 spaces. I believe that this is a reasonable compromise in working with them short of having them put in all of the original parking that was approved. If they are going to do it this way they would need to be sent to the BZA for the required variances.

FITNESS TOGETHER: Mrs. Daley stated that this request is for a Conditional Use to put in a personal training studio at Springfield Corners at the corner of Drake and

Prospect. From the City Planner, it does comply with the Local Business zoning requirements which allows for anything that is allowed in General Business zoning, if a conditional use permit is granted. The required parking is 86 spaces and they are providing 92 spaces. From Engineering, there is no report. Mr. Foulkes stated that the Building Department had no report. Mr. Kolick stated that this matter is permitted as a Conditional Use and needs to be set for a Public Hearing. The hours of operation need to be stated on the floor.

KINDERCARE: Mrs. Daley stated, that this proposal is to construct an 8,855 SF daycare on property located at Howe Road and Southpark Mall. The last time they were proposing a Kindercare as well as a retail building out front. It was a pretty tight site and there were variances that they were going to need. They got rid of the retail and are coming in with just the daycare facility, no access off of Howe Road, their full access will be off the Mall access drive. They are meeting all of the setbacks. It is a lot better site. The Mayor stated that it is a much safer situation. From the City Planner, the proposal meets the Shopping Center zoning requirements. From Engineering, there is no report on the Conditional Use. The existing large retention basin located on the northwest side of the site will be used for storm water management. However, the applicant will need to provide for storm water quality as required by the Ohio EPA. A portion of the fencing for the play area is located over an existing storm sewer easement. The applicant needs to be aware that if the sewer needs to be maintained, repaired or replaced, the owner will need to replace any damaged structures at his own cost. Mr. Foulkes stated that the Building Department needed to see a lighting report and that it is not clear whether the dumpster enclosure complies with the code so that would need to be identified. When this did come back the last time there was a concern about the fence for safety and scalability. It is approvable subject to a review according to the Ohio Building Code. Mr. Kolick stated that this matter is permitted with a Conditional Use Permit. There were a lot of problems with the entrance off Howe Road but that has been removed as well as the retail has been removed. We will need to set it for a Public Hearing, we will be looking at the fencing. They do need a lighting plan. We will be most concerned with them not interfering with the residential property across the street. If the Commission thinks that this is a proper use for this location then it should also be sent to the ARB. They then could come back for the Public Hearing and Site Plan approval all at once.

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. Walker
Mr. Stehman

Also Present:

Mrs. Barth
Mr. Haseley, Council Rep.
Mayor Perciak
Mr. Foulkes, Asst.Bldg. Com.
Mrs. Daley, Design Engineer
Mr. Kolick, Asst. Law Dir.
Carol Oprea, Recording
Secretary

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 26, 2008. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

CAMP BOW WOW/ Roxanne Jancsik, Owner

Revised Site Plan approval for a 5,225 SF tenant site 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 One, Camp Bow Wow. Please state your name and address for the record.

Mr. Martien – Bob Martien, Architect. Basically we are here today to make an appeal to cut down on the number of required parking spaces. We initially came to the Planning Commission with the parking in the rear and have subsequently gone over a number of other facilities, Camp Bow Wow facilities that Roxanne can explain to you how much parking that they have. There are a number of them that have between zero and ten and presently we have nine spaces. We propose adding two additional spaces in the front and I believe it is five in the rear for employees. The reason we are asking to keep it to two in the front is we are all set with the plans and the building process is ready to go to plan review, should this go forward. We have a full set of engineering plans and the project is complete and the funding is in place. The reason that we think that two additional spaces in the front it more than adequate is, because of the nature of the business that the building square footage is significantly weighted in storage of dog kennels. The overall square footage method for calculating the number of parking spaces, we don't feel applies to the building as it is. We understand that not every building falls within a set model. I would like to have Roxanne go over with you a number of the other franchises around the country and the number of spaces that they have.

Ms. Jancsik – Roxanne Jancsik, 6980 West Law Road, Valley City, Ohio 44280. Just after talking to the franchisor and some other camp owners and because about 70% of our business is boarding so only about 30% is actually day care. The average amount of people that are dropping off pets is probably about 2 to 3 at one time at the very most. Other than the 3 to 5 employees, most of the camps do perfectly fine with roughly an average of 10 spots. Just the excessive cost of adding all the extra spots, which really won't be needed for this type of business that is the main reason that we are asking for a cut back on the parking. The franchise itself actually says 5 to 7 is plenty but I think that having a few extra would be nice but certainly having 18 or 20 is double what we would typically need for this business. Thank you.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, this is in accordance with the General Industrial zoning district. The required parking is 24 spaces and they are providing 16 spaces, therefore it does not meet the requirements for retail service facility. It is recommended that the applicant add 2 spaces for a total of 18 spaces. This will require a front setback variance of 3' per Section 1262.07. From Engineering, details showing the new pavement sections need to be on the final plans. 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. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. You will recall that they originally came before us and they weren't showing the required number of spaces and we sent them back. They came back in and showed us the number of spaces, we approved it based on the number of spaces. Now they are coming in and asking to remove the very number of spaces that they put on at our request so, in looking at it nevertheless the City Planner felt that if we are going to give them a break and cut down on the spaces, even though they have plenty of land to put those spaces in, at least make them put in the 4 spaces. We can grant them that relief but he felt that was a necessity. He has recommended that they have 18 spaces which means that we would need to deny it to get the front yard variance and he also said that putting in 2 additional spaces would be very little cost for them as opposed to putting in all the parking behind the building. He said that you would be giving them a good break on cost just to do this. If they are putting in 2, he said to put in 4 it would be minimal cost if anything. With that I would recommend or at least the City Planner would recommend that they put in the 18 spaces. We could deny them and send them to BZA, let them get their variance and get back here for final approval.

Mr. Ice – Thank you. Are there any questions or comments from the members?

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – If I may, just from my standpoint, the issue of parking is not the biggest issue that I see. Parking is somewhat irrelevant, however, we have the ordinance and we have to do what we have to do but, the use of a boarding kennel or even a dog day care in our Industrial Park I have an issue with it based on what our industrial parks are all about and how they generate revenue for the City. Regardless of the parking, I am going to have issues with this no matter what we do with the parking.

Mr. Ice – Thank you. Anyone else having questions or comments?

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, this is zoned Local Business. Section 1258.03 under Use Regulations in General Business allows exercise/fitness facilities not exceeding 5,000 SF with a Conditional Use Permit. Section 1258.02 Use Regulations in Local Business provides General Business main uses except assembly halls, mortuaries and bus passenger stations may be permitted with a Conditional Use Permit. The required parking is 86 spaces and they are providing 92 spaces. 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. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. We just need to set it for a Public Hearing.

Mr. Ice - Thank you. Any other questions, or comments? Okay then we will set this for a Public Hearing on the 24th of July.

Mr. Ice – Thank you.

KINDERCARE/ Gary Yunker, Agent

a) Conditional Use Permit pursuant to C. O. 1242.07, 1258.04(a), 1258.03(a)(3)(D) for a 8,855 SF day care for property located at Howe Road and Southpark Mall, part of PPN 396-25-001 zoned Shopping Center.

b) Overall site plan approval for a 8,850 SF day care building for property located at Howe Road and Southpark Mall, PPN 396-12-002 zoned Shopping Center.

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

Mr. Yunker – Gary Yunker, TGI Southpark LLC, 1630 Timber Wolf Drive, Holland, Ohio 43258, owners of the property at Howe Road and the Mall drive. We are here to ask for site plan approval and a Conditional Use Permit for a free standing daycare center, Kindercare on this site. We were here before with a combination of retail and daycare and we have re-evaluated the site and the layout and have established a new arrangement with the Kindercare people for a free standing facility. Kindercare operates some 2,150 Kindercare centers throughout the United States and now they are in Singapore and the United Kingdom also with operations. They have approximately 2 billion dollars in annual revenue from their operations and they are all

company operated units, there are no franchises. We have signed a 20 year lease commitment with Kindercare and we feel that this location fits the retail setting it sits in front of and on the edge of the residential area of Strongsville. The hours of operation which I think is important, is 6:00 a.m. to 7:00 p.m., roughly 7:00 p.m., there is a staggered pickup but the center opens at 6:00 a.m. every day, five days a week not seven days a week. Under the retail zoning classification that we are in, obviously this would probably generate probably 25% of what normal retail would generate on this site because we are only talking about probably 100 trips in and 100 trips out or 125 depending on the capacity of the center at the time. I would ask for your support of the Conditional Use Permit and also the site plan. We are in agreement with the comments that have been made and will modify and supply the necessary additional information on some of the Engineering comments that have been given to us. I would be happy to answer any questions you may have.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the proposal meets Shopping Center zoning requirements providing a Conditional Use Permit is granted by the Planning Commission. It does meet all the setbacks and for parking they are providing 46 spaces and the required number is 27 spaces. From Engineering, there is no report on the Conditional Use. On the site plan at this time we have the following comments; pavement design must conform to the City's standards, including curb and curb drains. The existing large retention basin located on the northwest side of the site will be used for storm water management. However, the applicant will need to provide for storm water quality as required by the Ohio EPA. A portion of the fencing for the play area is located over an existing storm sewer easement. The applicant needs to be aware that if the sewer needs to be maintained, repaired or replaced, the owner will need to replace any damaged structures at his own cost. A checklist will be furnished for the applicant to use when developing the final plans. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, there is no report on the Conditional Use. Regarding the Site Plan, we would like to note when this plan was originally submitted in September of 2007, our concern of the fencing material that it be non-scalable and secure, considering the nature of the use. With the current submittal we have not received the lighting report and it is unclear that the dumpster enclosure is in compliance with our zoning code. Subject to those and a plan review in accordance with the Ohio Building Code, the plans are in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, you will recall that the original proposal had retail there and they came here for a Conditional Use Permit. This Commission turned it down and it went to the BZA and BZA also turned it down. Both bodies took real umbrage with the traffic, particularly they were showing it off Howe Road as well as jamming everything on that parcel. Clearly from the City Planner's view point, this is a better plan than the other one that we saw. It still needs to be set for a Public Hearing and we are going to be looking at the safety for the children in that location as well as the closeness of this project to the retention basin and the applicant is aware of that, needs to take those steps necessary to look at those areas. We will need to set it for a Public Hearing. If the Commission feels that they could move forward, we could send them to the ARB and also get the lighting report now so that they could return here at one time for final approval. If it is the Commission's pleasure for both the Conditional Use Permit and the Site Plan. Thank you.

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

Mrs. Walker – Mr. Chairman.

Mr. Ice – Mrs. Walker.

Mrs. Walker – How many students do you anticipate?

Mr. Yunker – It is estimated that there would be, the capacity would be about 160 but they usually have a median number of about 140 on a regular basis.

Mrs. Walker – Okay.

Mr. Ice – Any other questions? Okay then we will send you over to the ARB on the 22nd and set this for a Public Hearing on the 24th when you return.

Mr. Yunker – Yes, I know that I have to get you the plans and necessary application within the next two weeks.

Mr. Kolick – Mr. Yunker, also remember the lighting plan.

Mr. Yunker – We will have that for the ARB.

Mr. Kolick – We have a lighting consultant so go through Carol, we want to make sure that he has it beforehand to be able to do his review.


Mr. Yunker – Okay, thank you.

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, Administrative
Assistant

Approved