

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

August 14, 2008

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on **Thursday, August 14, 2008 at 7:30 p.m.**

Present: Planning Commission Members: Charlene Barth, Gregory McDonald, Mary Jane Walker, Thomas Stehman. Council Representative: Raymond Haseley. Administration: Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Building Commissioner, Tony Biondillo, Fire Department Representative, Randy French, Architectural Review Board Representative, William Boron.

The following was discussed:

SANTO'S ITALIAN CUCHINA: Mrs. Daley stated, that this is a building addition for the Santo's on the corner of West 130th and Albion Road. They are also going to be putting in some additional parking in the back. In the new addition they are going to have four tables with four seats each for sit down dining. From the City Planner, the total required parking spaces are 32 and they are providing 15. He was okay with that but wanted to point out that many of the zoning codes require one space for 2 seats rather than the city's requirement which is intended for larger stores. Going by that 1 space for 2 seats would only require 8 spaces. From Engineering, the site plan is in approvable form subject to the applicant specifying a concrete pad under the new dumpster. Mr. Biondillo stated, that it is in approvable form. There are no rooftop units that would need to be shielded. Mr. Boron stated that the ARB gave favorable recommendation. They are matching all the building materials. Mr. French stated that there was no report from Fire. Mr. Kolick stated it would need to be made contingent on there being a maximum of 16 seats for the indoor dining.

KINDERCARE: Mrs. Daley stated that this is a proposed daycare facility at the corner of Howe Road and the access drive for Southpark Mall. There is an amendment to the Final Shopping Center Development Plan. They did remove the curb cut on Howe Road which was good. They are putting in a turn around for bus drop off so that the circulation is good. They are showing the fence and some play area over our storm sewer easement and if there is ever a need for repair of the storm sewer it would be their responsibility to replace the fence. Mr. Biondillo stated that the plans are in approvable form. He also stated that there was a CPTED report which would be read into the minutes on the floor. Mr. Boron stated that the Architectural Review Board gave favorable recommendation with some minor landscaping adjustments as requested by the City Forester. Mr. French stated that the Fire Department just wanted on record that the building would be sprinkler protected. Mr. Kolick stated that the Commission could act on the Amendment to the Final Development Plan for Southpark if they were

comfortable with that and it would also need to go to City Council. You can have the Public Hearing but you can not act on it until Council approves the Amendment to the Development Plan. The Site Plan we still do not have any of the final engineering so that can not be approved and would need to be tabled. So you can act on "a", we will have the hearing on "b" and you will need to table both "b" and "c". Hopefully they will be able to get all the engineering in and then get back to us for the first meeting in September.

FIFTH THIRD BANK: Mrs. Daley stated that this is a proposal to construct a 2,224 SF bank on property located on the northwest corner of Pearl and Pierce Drive. They are keeping access open to the business to the north. They are keeping it open in the back where it is open now. Mr. Biondillo asked if this was going to be a one story building. Mr. Weber stated that it was. He said that the bank wanted to find a parcel where they could put in a 2 story building and use the upper part for training classes but were unable to locate a property to accommodate that. From the City Planner, even with the consolidation of the two parcels they do not have the required width for General Business zoning. They will need a variance for 5 feet. Bob also points out that they will need screening on the west side to screen the residential properties. From Engineering, the stormwater management is not shown on the preliminary plan. Most likely underground storage will be used. The calculations should conform to the City's standards as well as the Ohio EPA's water quality standards. A consolidation plat will be required. Final engineering plans are required, including but not limited to, grading plans, utility plans, stormwater management plans and all other items listed on the attached checklist for commercial/industrial developments. Mr. Biondillo stated that the applicant should be mindful to the ordinance regarding ATM's for bank facilities as well as the lighting requirements, and shielding of the rooftop equipment. Mr. Weber stated that there was no rooftop equipment. He stated that all the equipment was either inside the building or in an brick enclosure right outside the building. Mr. French stated that the Fire Department had just received the plans so there is no report at this time. Mr. Kolick stated that they would need to be moved to BZA for the required variance.

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

Roll Call:

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

Also Present: Mr. Biondillo, Bldg. Com.
Mrs. Daley, Design Engineer

SANTO'S ITALIAN CUCHINA/ Scott Gillespie, Agent

a) A Conditional Use Permit pursuant to C.O. Section 1242.07 and 1258.02 (a)(2)(A)(5) to utilize 532 SF of space as a sit-down restaurant, property located at 10252 West 130th Street, PPN 398-12-019 zoned Local Business.

b) Site Plan approval of a 532 SF addition to the existing Santo's Italian Cuchina located at 10252 W. 130th Street, PPN 398-12-019 zoned Local Business. **BZA Variance granted 6-14-06 and 7-9-2008. ARB Favorable Recommendation 8-12-08.*

Mr. Haseley – Item Number One, Santo's Italian Cuchina. Anyone wishing to speak in favor please step forward and state your name and address for the record.

Mr. Gillespie – Scott Gillespie, 4555 Summit Circle, Brecksville, Ohio. I think you are all very familiar with what we've done. We are very proud of where we've taken it so far. We appreciate the kind comments from people about the building and I think this will be nothing but an improvement. We understand that the Conditions that are placed on it, in terms of the number of parking spaces, tables and that sort of thing and we have no problem with that. We also have the ability should it be deemed necessary as identified in the ordinances that if spaces need to be added we have space in the back, per the Building Commissioner's review of the situation.

Mr. Haseley – Anyone else wishing to speak in favor? Mike don't you want to say anything in favor of your restaurant?

Mr. Santo – I also want to thank you all for working with us and helping to get this project finished I think it is going to be a plus for us and for the neighborhood. People have already come in and asked, "when is it going to be ready?", so we are getting a lot of comments.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the required setback is 50' and they are indicating 55'. On the parking, the required spaces are 32 and they are proposing 15. The City Planner wants to point out that the restaurant expansion is only for 16 seats. Many zoning codes require one space for two seats rather than the City's requirement which is intended for larger stores so using the one space for two seats the accepted standard would be 8 spaces required. From Engineering, no report on the Conditional Use and the Site Plan is in approvable form subject to the applicant specifying a concrete pad under the new dumpster location. Thank you.

Mr. Haseley – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, the Conditional Use is in approvable form and the Site Plan is in approvable form. Thank you.

Mr. Haseley – Mr. Boron.

Mr. Boron – The ARB did give favorable recommendation on 8-12-08. The materials of the new addition match the existing. Thank you.

Mr. Haseley – Thank you. Mr. French.

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

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. It was noted by the applicant when the Board of Zoning Appeals granted the variance, they did put a condition on that if it became a problem with parking at the Building Commissioner's election, they would be required to put additional parking in there which they have room for in the rear. That has already been attached to the motion of the Board of Zoning Appeals. However, tonight you should make both 1 and 2 conditioned upon a maximum of 16 seats for indoor dining and Item b, the Site Plan, should also be made subject to the Engineer's report. Thank you.

Mr. Haseley - Thank you. Are there any questions from the members? If not I would entertain a motion.

Mr. McDonald - Mr. Chairman.

Mr. Haseley - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for a Conditional Use Permit pursuant to C.O. Section 1242.07 and 1258.02 (a)(2)(A)(5) to utilize 532 SF of space as a sit-down restaurant, property located at 10252 West 130th Street, PPN 398-12-019 zoned Local Business subject to a maximum of 16 seats in the dining area.

Mrs. Walker - Second.

Mr. Haseley- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a 532 SF addition to the existing Santo's Italian Cuchina located at 10252 W. 130th Street, PPN 398-12-019 zoned Local Business subject to Engineering report and having a maximum of 16 seats in the dining area.

Mrs. Walker - Second.

Mr. Haseley- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Haseley – You are all set.

Mr. Gillespie – Thank you very much.

KINDERCARE/ Gary Yunker, Agent

a) Amendment to the Final Shopping Center Development Plan pursuant to Sec.1258.21 to permit an 8,855 SF day care building to be located at Howe Road and Southpark Mall Drive, PPN 396-25-001 zoned Shopping Center.

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

c) Site plan approval for an 8,855 SF day care building for property located at Howe Road and Southpark Mall, PPN 396-25-001 zoned Shopping Center. * *ARB Favorable Recommendation 8-12-08.*

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

Mr. Yunker – Gary Yunker, I am with TGI Southpark LLC, the owners of the property on Howe Road at the Mall drive. My address is 1630 Timberwolf Drive, Holland, Ohio. First of all I would like to mention that Matt Taylor from Kindercare could not be with us tonight due to his travel schedule. He was here Tuesday for the ARB meeting and he apologizes but I will just give you a quick overview of the Kindercare operation. Knowledge Learning Corporation operates approximately over 2,300 Kindercare facilities throughout the United States and Europe. The center that we are proposing to

build here in Strongsville will have a capacity of approximately 180 children but will operate with an average occupancy of about 140 on a yearly basis. Kindercare has performed an extensive market study to select this site on Howe Road and determined that this was the site that would serve the Strongsville market best. Traffic patterns and the proximity to the residential areas with a need to child care are an important criteria in their site selection process. This site meets all their criteria. This child care use is permitted in the shopping center zoning district with a conditional use permit and meets the six conditions and standards in the zoning code that shall be the basis for approving the conditional use permit. We would ask for your approval of our request. I will be happy to answer any questions.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposal meets Shopping Center zoning requirements provided a Conditional Use Permit is granted by the Planning Commission. From Engineering, the amendment to the Final Shopping Center Development plan is in approvable form. No report on the Conditional Use Permit and on the Site Plan, final engineering plans are required. All comments from the Engineering Department's preliminary look at this on July 10, 2008 are still applicable.

Mr. Haseley – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, there is no report on the Amendment or the Conditional Use. On the site plan, the plans are in approvable form. We do have an approved lighting plan and I have a CPTED report. It reads; regarding Natural Surveillance, the parking area, front of the building and most of the outside of the fenced perimeter will have good natural surveillance from Royalton Road and from the ring road. The heavy foliage by the retention basin should be trimmed back 10' from the fence area. Lighting should be at least 2 fc in the parking area, and greater near the building entrance. Light "spillage" is not an issue at this location. Territorial Reinforcement; no problems anticipated. Access Control; a greeter/receptionist is needed at the entrance to screen all persons entering the facility. Interior doors should have locks in case an unauthorized person enters or remains on the property and poses a threat. A six foot high fence is recommended to deter unauthorized access or viewing. Traffic Concerns; Internal flow within the parking lot should function well as designed. Left turns into the driveway from the ring road should be safe with having two eastbound lanes on the ring road. It will be very important to keep the trees in the ring road traffic island trimmed to keep a safe sight distance for viewing westbound traffic. Another sight distance concern will be for traffic existing the day care

driveway. Any landscaping or foliage along the north side of the ring road from Howe Road to the driveway must not obstruct the vision for drivers exiting the daycare driveway. Thank you.

Mr. Haseley – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give favorable recommendation on 8-12-08 with some minor landscaping adjustments from Mrs. Milbrandt. Thank you.

Mr. Haseley – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, in earlier conversations we had with this applicant they stated that it was the franchise policy to fully sprinkler protect these buildings. Can the applicant state that for the record that would still be so?

Mr. Yunker – Yes.

Mr. French – Okay, thank you.

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. The first item on the Agenda, under Item “a” is the only one we can really act on. It is the Amendment to the Final Shopping Center Development Plan. This area as you know, in the original plan was just left as a block, it was never designated for any use so we need to approve, as a Planning Commission the Amendment to the Plan, that would then need to go to City Council. I did speak with counsel for the Applicant and asked them to get in touch with the Mall so that the Mall knows what is happening. There are some effects on the Mall itself, one, the driveway is hooking into the Mall driveway. Two, I think there were some recommendations through the City Forester to cut back some of the trees in that medium strip to improve site distances and also that may affect some of the trees that the Mall originally planted on the side of the road that the applicant now owns. There are some affects so their attorney is aware of it, I put them in touch with the Mall’s attorney today and he will be talking to them. We are in a position to act on this. Provided that City Council approves this, all we can do is table the Conditional Use Permit today, all we can do is table the Site Plan, they don’t have their engineering work in. I would hope that they get back here in September then with that engineering work and we would be in a position to act on it. I would note for the applicant that they should give us a revised landscape plan to show those changes that the City Forester had requested so that the landscape plan will match up with what we need. There were, although the CPTED Report did give favorable recommendation, there were some recommendations in there about the

use of the building that you should be aware of so we can give you a copy of the CPTED Report and if you could pass it on to the Knowledge of Learning Center so that they will have those comments as well so you will have everything in line when you come back to the next meeting. Today we can go ahead and act on, because it needs to go to City Council, Item "a".

Mr. Haseley - Thank you. Are there any questions or comments from the members?

Mr. McDonald - Mr. Chairman.

Mr. Haseley - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for an Amendment to the Final Shopping Center Development Plan pursuant to Sec.1258.21 to permit a 8,855 SF day care building to be located at Howe Road and Southpark Mall Drive, PPN 396-25-001 zoned Shopping Center.

Mrs. Walker - Second.

Mr. Haseley- Secretary, please call the roll.

Roll Call:	Mr. Haseley	Aye	
	Mr. McDonald	Aye	
	Mrs. Walker	Nay	
	Mrs. Barth	Aye	
	Mr. Stehman	Aye	APPROVED

Mr. Haseley – Okay we will send it on to City Council and I will see that it is acted on as soon as possible. We will table the Conditional Use Permit, Item "b" and the Site Plan, item "c".

Mr. Yunker – Thank you. We are in the midst of doing our engineering and will have them and the landscaping in to the City within 10 days.

NEW APPLICATIONS:

FIFTH THIRD BANK/ Gerald Weber, Agent

Site plan approval for a new 4,224 SF Bank Building to be located at Pearl Road and Pierce Drive, PPN 393-19-033 and 034 zoned General Business.

Mr. Ice – Item Number Three, Fifth Third Bank. Please state your name and address for the record.

Mr. Weber – Jerry Weber, Weber Architecture is my company, 13711 Madison Avenue, Lakewood, Ohio 44107. Fifth Third Bank has entered into a Purchase Agreement for some property at the northwest corner of Pearl Road and Pierce Drive in Strongsville. There are some existing buildings on the property, they are retail and they will be demolished and we plan on putting up a 4,224 SF, one story brick bank building with some drive-thru lanes in the back, parking, landscaping, monument sign in the front.

Mr. Haseley – Are there any question from the members?

Mrs. Barth – In the description here the site says 2,224 SF and he is saying 4,224 SF. What is the number?

Mr. Weber – Four Thousand Two Hundred Twenty Four square feet.

Mr. Kolick – Our Agenda is showing 2,224 SF and the application shows 2,224 SF.

Mr. Weber – It is 4,224. SF.

Mr. Haseley - we will listen to the administration report. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposal meets the General Business zoning requirements with the exception of the lot width. A minimum lot width required is 150' and they have 145'. He would also like to note that screening is required abutting the residential district on the west. From Engineering, at this time we have the following comments; the sidewalk is required to be constructed along Pierce Drive. Stormwater management is not shown on the preliminary plan. Most likely underground storage will used. The calculations should conform to the City's standards as well as the Ohio EPS's water quality standards. Currently these buildings are located on 2 separate parcels so we will need a consolidation plat, consolidating those two into one. Final engineering plans are required. I have a checklist which has been provided to the applicant to help aid in its design.

Mr. Haseley – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, on the site plan we spoke to the applicant, as this moves forward, we have specific requirements for banks and ATM's as it pertains to the lighting levels in and around the ATM. The applicant indicated that there would not be any rooftop equipment as this will be a gable roof and all the equipment will be contained in the facility. There is also a requirement in addition

that the shielding of the western property line. There is a requirement for an enclosure for a dumpster. Thank you.

Mr. Haseley – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, this is our first look at the plans as submitted and we still need some time to look over the plans so for now there is no report from Fire. Thank you.

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. We will need to deny this to go to the BZA. If they are approved by the Board of Zoning Appeals on the lot width, we could send them over to the lighting consultant as well as to the ARB. They should get that lighting plan to our consultant as noted, there are some special requirements on the lighting on the ATM. We need to find out if they are in fact going to use a dumpster, many of the banks don't use dumpsters because of the sensitive materials that they have. If it is then it has to be enclosed.

Mr. Weber – The bank used to use Ice Mountain for all their secure and what trash they used to have a lockable dumpster, lockable trash container, now they have gone to two different companies. They still use Ice Mountain for secure information, which stays inside the building. All the wet trash goes into a small wheeled dumpster that is also enclosed in the maintenance yard, it will be screened by the correct 8' high screen, masonry screen.

Mr. Kolick – If you get the engineering plans to us as quickly as you can so that we can make sure there aren't any other variances other than the lot width. I would like to see you just get to BZA one time rather than bouncing back and forth and the plans aren't detailed enough to give us everything at this point. We can send them to BZA tonight, for instance the monument sign, depending on where you put it might require a variance so those are items that we need to look at. The other item that we will need though is a consolidation plat to consolidate those two lots, if they would get that into us. Also look at the cross easements since you have some ingress and egress going across your property lines. You are going to need the cross easement agreements in place with the neighboring property owners. You can get those into place and get those over to us as well.

Mr. Weber – I will get on those tomorrow.

Mr. Kolick – Thank you, with that Mr. Chairman, we will need to send them on to the BZA.

Mr. Haseley - Thank you. If there are no questions or comments I would entertain a motion.

Mr. McDonald - Mr. Chairman.

Mr. Haseley - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site plan approval for a new 4,224 SF Bank Building to be located at Pearl Road and Pierce Drive, PPN 393-19-033 and 034 zoned General Business.

Mrs. Walker - Second.

Mrs. Barth – Mr. Chairman.

Mr. Haseley – Mrs. Barth.

Mrs. Barth – The site plan also indicates 2,224 SF, if you look on the site plan it says that the lot coverage is 4,224 SF but the building size is 2,224 SF so the site plan would need to be corrected.

Mr. Weber – Okay.

Mr. Kolick – Mr. Chairman, we will look at that but even if they are at 4,224 SF they are still only about 10% coverage and they are allowed 25%. They will be okay. It may make a difference in the parking, I am not sure how Mr. Hill looked at this. We will have to see what those numbers come to.

Mr. Haseley- Any other questions? Secretary, please call the roll.

Roll Call: All Nay DENIED

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 8:23 p.m.

Raymond Haseley ^{15/}

Raymond Haseley, Acting Chairman

Carol M. Oprea ¹⁴

Carol M. Oprea, Administrative
Assistant

9-11-08

Approved