

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

September 11, 2008

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on **Thursday, September 11, 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,

The following was discussed:

L J DIARY PRODUCTS: Mrs. Daley stated that this proposal is to construct a 3,200 SF building to replace the existing Dairy Queen, including an outdoor patio and exterior cooler. From the City Planner, there is no report on the Conditional Use and on the Site Plan, they did need a variance for lot width, the required width is 150' and they indicated 125'. BZA did grant the required variance on June 12, 2008. From Engineering, the plans are in approvable form. Mr. Foulkes stated that the plans were in approvable form subject to a plan review in accordance with the OBC. He stated that the front patio was protected. There is an elevation difference and they do have it fenced. It will be reviewed when they review the building plans. Mr. French stated that there is no report from the Fire Department. Mr. Kolick stated that the Commission could act on it.

CAMP BOW WOW: Mrs. Daley stated that the proposal is to revise the previously approved 5,225 SF tenant site to be used for a dog daycare and overnight camp. This is the additional parking out in the front. When they came to us last time they were just showing 2 additional parking spaces with room for two more. They were deficit in parking, Bob recommended that they do the additional two so there will be four additional parking spaces added to the front. They did receive a 3 foot variance for their front setback. From Engineering they are in approvable form. Mr. Foulkes stated that they are in approvable form. Mr. French stated that the Fire Department would like a knox box added on this building. Mr. Kolick stated that the applicant proposed two parking spaces and the City Planner requested they add four. He stated that the BZA also granted a variance for the parking deficit. He stated that this matter was ready to be acted on.

PRIMITIVE METHODIST CHURCH: Mrs. Daley stated that this was a consolidation map for the Primitive Methodist Church. It is located on Tracy Lane, between Howe and I-71. They have an existing building, parking lot and garage. They own 3 parcel that are separate and they are going to consolidate them all into one. Mr. McDonald asked

why they wanted to consolidate. Rev. Gill stated that the church is struggling financially and that they were pursuing avenues to save or make money. It was suggested by the City Planner that they consolidate all the properties and it may help with the taxes. Mrs. Daley stated that the plans are in approvable form. Mr. Foulkes stated that there was no report from Building. Mr. French stated that there was no report from the Fire Department and Mr. Kolick stated that the Commission could act on this matter. Mr. Ice asked where the name Primitive came from. Rev. Gill explained the history of the church and the naming of it. He stated that they were known as the Faith Community church and that they were an independent church.

HICKORY BRANCH SUBDIVISION: Mrs. Daley stated that this is the preliminary layout for the Hickory Branch Subdivision. The Commission has seen the plans before and nothing on the layout has changed. The Commission had requested that they talk to the Meadowood Homeowners Association and the Developer, Sheldon Bloch, did speak with them. The Association has written into their bylaws that they can not accept any new land or houses into the Association. Therefore they will be forming their own association. Mayor Perciak stated that not only did Shelly try but he tried and the Homeowners President coupled with the other officers, they said that there were 800 homes from which they would have to get 2/3 plus one to allow Hickory Branch to join the Meadowood Homeowners Association. The Board stated that they could not get 1/3 or the residents to respond. Mrs. Daley stated that there were concerns with buffering between some of the houses that are close to the new subdivision. Mr. Bloch has on the plans that he is willing to plant 8' high blue spruce trees 20' on center, there will be 8 of them that would be on the Homeowners Association property. At the back of his property there is a storm sewer and swale easement that prevents any trees from being placed there. Sheldon will talk to the Homeowners Association and if they are agreeable to that he will plant the blue spruces. From the City Planner it does meet the local street plan NW-1 and from Engineering it is in approvable form. Mr. Foulkes stated that it was in approvable form. Mr. French stated that the Fire Department had no report. Mr. Kolick stated that he received a draft of the Covenant and Deeds Restrictions which were revised and they are now in approvable form for preliminary approval. He stated that he would indicate the items which would be needed for final approval on the floor. He stated that they could proceed to the ARB for review of any materials around the retention basin and the areas bordering the current residents. It could be approved tonight for preliminary but before they come back for final approval they would need to go to ARB, then when they come back the Commission would be in a position to grant final approval. Mr. Bloch stated that he also was in possession of the Army Corp. letter and gave a copy to both Mrs. Daley and Mrs. Oprea for the file.

STONEBROOK RUN CLUSTER SUBDIVISION: Mrs. Daley stated that this was an extension for Stonebrook Run. This is the subdivision located at the corner of Boston

and Prospect. It is proposed to be 19 single family and 9 cluster units. They are requesting an extension of time. There is no report from the City Planner or Engineering. Mr. Foulkes stated that there was no report from Building. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that this is just an extension of time. Nothing has changed on the layout. Mr. McDonald asked Mr. Terry if he had started clearing land. Mr. Terry said that nothing had been done since the bank shut him down a year and a half ago.

CORNER 14400 GROUP LLC: Mrs. Daley stated that this is a lot consolidation for Corner 14400 Group. She stated that these are the parcels where the Fifth Third Bank is going to go at Pierce and Pearl. The parcels are actually condominiums. They are consolidating seven parcels. There is no report from the City Planner. From Engineering the plans are in approvable form. Mr. Foulkes stated that there was no report from Building. Mr. French stated that the Fire Department had no report. Mr. Kolick stated that it was in approvable form subject to the condition that they remove the condominium declaration. He stated that he had a conversation with their attorney and that they were aware of it.

STRONGSVILLE UNITED METHODIST CHURCH – CONSOLIDATION AND SITE PLAN: Mrs. Daley stated that this was a consolidation of two parcels. The existing church was located on the larger parcel and they are going to consolidate the two to accommodate additional parking. They are going to put additional parking on the east and to the north. From the City Planner, the plat is in approvable form and the site plan does meet all of the required setbacks. From Engineering they are both in approvable form. Mr. Foulkes stated that the site plan was in approvable form and there is no report on the consolidation. He stated that the site plan was subject to the Lighting Consultants report which stated that glare shields should be place on the lighting that could affect residential properties. Mr. French stated that there was no report on the consolidation or the site plan. Mr. Kolick stated that the consolidation plat was ready to go. On the site plan, if the Commission is comfortable not sending it to ARB then they could act on it. If it is voted on favorably then it would need to be made subject to the lighting report.

TALERIS FEDERAL CREDIT UNION: Mrs. Daley stated that this is an extension of time. This building is to be located at Pearl and Broxton. Nothing has changed on the site plan. There is no report from the City Planner or Engineering. Mayor Perciak asked when they planned on starting the project. Mrs. Daley stated that the applicant did not give a date but that they were going out to bid. Mr. Foulkes stated that there is no report from Building. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that nothing has changed on this matter and that it is just an extension of what was already approved.

HUNTING MEADOWS: Mrs. Daley stated that this was a sign replacement. They are replacing all the existing signs at Hunting Meadows. There are five different signs going into the same locations as the originals and they are a little bit smaller. There is no report from the City Planner and from Engineering they are in approvable form. Mr. Foulkes stated that they are in approvable form. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that since they are in the right-of-way there is a signed license agreement which would need to be approved by Council. He stated that the Commission could act on it subject to Council approving the license agreement.

LUNN ROAD SELF STORAGE: Mrs. Daley stated that this is an expansion to the existing Lunn Road Self Storage. They want to do a 6,400 SF expansion in the back and some additional pavement. From the City Planner, they do meet all the setbacks and the building coverage. From Engineering, the pavement must conform to the City standards, including curbs and curb drains. They may need to modify the detention basin out in the front to accommodate that. It is a small area and shouldn't make much of a difference there. She stated that they would need to submit final engineering plans. Mr. Foulkes stated that there was no report on the Conditional Use and on the Site Plan, they are in approvable form subject to a plan review in accordance with the Ohio Building Code. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Conditional Use would need to be set for Public Hearing. Since this is an extension of the current storage facility they could send it over to the ARB. Just as a reminder, there is no outside storage. When they come back from ARB then we would be ready to go with it.

ORDINANCE NO. 2008-188: Mr. Haseley stated that he would like the members of Planning to take special note of this item. He requested that it be tabled tonight and he would ask for action at the next meeting.

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

Roll Call:	Members Present:	Mr. Ice Mrs. Walker Mr. McDonald Mrs. Barth Mr. Stehman Mr. Haseley, Council Rep. Mayor Perciak
	Also Present:	Mr. Biondillo, Bldg. Com. Mrs. Daley, Design Engineer Mr. Kolick, Asst. Law Dir.

Randy French, Fire Dept
Carol Oprea, Recording Secy.

REVISED AGENDA

Mr. McDonald – Mr. Chairman.

Mr. Haseley – Mr. McDonald.

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

Mrs. Walker – Second.

Mr. Haseley – 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 August 14, 2008. If there are no additions or corrections they will stand as submitted.

FINAL APPROVALS:

L J DAIRY PRODUCTS, INC./ Joe Jarmusik, Agent

Site Plan approval of a 3,200 SF building to replace the existing structure, patio and exterior cooler for property located at 12152 Pearl Road, PPN 392-28-009 zoned R-RS.
** BZA Variance granted 6-12-08. ARB Favorable Recommendation 7-22-08.*

Mr. Ice – Item Number One, L J Dairy Products. Please state your name and address for the record.

Mr. Jarmusik – Arkinetics Architects, 3723 Pearl Road, Cleveland, Ohio 44109.

Mr. Zwolenik – Bob Zwolenik with Dairy Queen.

Mr. Jarmusik – We are here to get our final planning approval.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there was one area that did not meet the Restaurant Recreational Service zoning requirements and that was the Lot Width. The required width is 150' and they indicated 125'. BZA did grant the required variance on June 12, 2008. 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 – 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 is no report. Thank you.

Mr. Ice - Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a 3,200 SF building to replace the existing structure, patio and exterior cooler for property located at 12152 Pearl Road, PPN 392-28-009 zoned R-RS. * *BZA Variance granted 6-12-08. ARB Favorable Recommendation 7-22-08.*

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

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. * *BZA Variance Granted 8-13-08.*

Mr. Ice – Item Number Two, Camp Bow Wow. Please state your name and address for the record.

Ms. Jancsik – Roxanne Jancsik, 6980 W. Law Road, Valley City, Ohio 44280.

Mr. Martien – Bob Martien, Architect.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the required parking is 24 spaces and they are indicating 18 spaces. The proposal does not meet the parking requirements. The applicant has added two spaces as recommended. The BZA granted a three foot parking setback variance on 8-13-08. 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 – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, as with previous reports, we would require a knox box on this building for emergency access. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. The BZA did also grant the number of parking spaces required by way of a variance so that has been taken care of. Any approval tonight should be made subject to the report of the Fire Department. Thank you.

Mr. Ice - Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for 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. * *BZA Variance Granted 8-13-08.*

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

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

Mr. Ice – Okay you are all set.

NEW APPLICATIONS:

PRIMITIVE METHODIST CHURCH/Rev. Bob Gill, Agent

Parcel adjoinment of PPN 399-10-011, 013 & 015 located at 15245 Tracy Lane zoned Public Facility.

Mr. Ice – Item Number Four, Primitive Methodist Church. Please state your name and address for the record.

Rev. Gill – Reverend Gill, Faith Community Church which is owned by the Primitive Methodist Conference of the United States of America, We are seeking consolidation of one of our pieces of property with ones we already have approved.

Mrs. Oprea – Could we have your mailing address Reverend Gill?

Rev. Gill - 15245 Tracy Lane, Strongsville, Ohio 44136.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposal is to consolidate PPN 399-10-011, 013 and 015, all zoned Public Facility. From Engineering, the consolidation 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. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Since they are all zoned Public Facility you are in a position to act on it. Thank you.

Mr. Ice - Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Parcel adjoinment of PPN 399-10-011, 013 & 015 located at 15245 Tracy Lane zoned Public Facility.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

Rev. Gill – Thank you and God Bless you tonight, as you work.

HICKORY BRANCH SUBDIVISION/ Sheldon Bloch, Agent

Preliminary Subdivision Plan approval of 18 Single Family Sublots located on the extension of Hickory Branch Trail, north of Albion and West of Prospect Roads, PPN 391-16-017 and rear of PPN's 391-16-006, 007, 011, 012, 013, 014, 015 and 019 zoned R1-75.

Mr. Ice – Item Number Five, Hickory Branch Subdivision. Please state your name and address for the record.

Mr. Bloch – Sheldon Bloch, Fireside Builders, 6779 Engle Road, Suite K, Middleburg Heights, Ohio 44130.

Mr. Ice – Sheldon, would you like to tell the Commission what you are planning.

Mr. Bloch - We have a proposed 18 lot subdivision called Hickory Branch. It is 18 buildable lots. We have the Army Corp. of Engineer's approval and we have preliminary plans that we want to get approved.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the preliminary subdivision plan is in accordance with Local Street Plan, NW1. From Engineering, the preliminary plan is in approvable form. All comments from Engineering's June 12, 2008 report are still applicable. As the applicant mentioned, he did furnish a letter from the Army Corp. in caucus that they have received their permit. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, the plans are in approvable form. 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 received the Covenants and Deed Restrictions, they have been revised to comply with the City's requirements so we are okay to act on it for a preliminary approval. Just so that the applicant is aware, as they go forward, we

will need to get those documents into a final form before they can get a final approval on it. They should also get a letter from Meadowood, if in fact they are going to put any of the trees on their lots. I don't need a permanent easement but just a letter that they understand that is what is happening for final approval. These items would be needed Mr. Bloch. You will need to sign the posting ordinance which you can get from Carol for final approval. At this time Mr. Chairman, once he gets the engineering in, he can go directly to ARB. They will look at landscaping around the detention basin and they will look at it in screening those residents and that way he won't be held up here and bounding back to ARB, those can all be done. Also we require what we call a mailbox and tree plan and again these are all for a final approval. As far as preliminary approval you can go ahead and act on it tonight.

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – I do have a question, is there anybody here from the Meadowood Homeowners Association?

No response from the audience.

Mr. McDonald – Then never mind.

Mr. Kolick – Mr. Chairman, I might ask, we did ask the applicant as we always do as a Planning Commission to approach Meadowood Homeowners Association to be accepted in to it. It has always been our desire to try to include a smaller area within a larger area. I have also heard from Meadowood who informed me for whatever reasons, that they are not in a position to accept the applicant into their association. That is the judgment that they made for whatever reason. That is what they determined. The only way this can go forward is to go forward with their own Homeowners Association.

Mayor Perciak – I just had one other question, to follow up to Mr. McDonald's. question. Is there anybody here that is selling land to Shelly Bloch, the residents on Prospect Road, just raise your hands.

Numerous hands raised in audience.

Mayor Perciak – Thank you. 1, 2, 3, 4, 5, 6. Thank you.

Mr. McDonald – My last comment, I understand that Meadowood is not going to accept this now because of the issues that they have but it doesn't preclude Meadowood from adopting the Homeowners Association in the future and I would encourage them to look at bringing on your Homeowners Association as part of theirs. I know that there are reasons why they can't do that now, with the apathy of the voters that they have and the homeowners but fiscally it makes sense for them to do so. To manage an 18 unit development is going to be very difficult for your people.

Mayor Perciak – I tried all that.

Mr. McDonald – I understand. If you can't get cooperation with 800 members, how are you going to get it with 18?

Mayor Perciak – I won't argue that.

Mr. McDonald – That is not the situation, that is not your problem right now. Meadowood has every reason to bring this in but I am not talking to anybody from Meadowood. May I make a motion now that I am done rambling?

Mr. Ice - Thank you, please do.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Preliminary Subdivision Plan approval of 18 Single Family Sublots located on the extension of Hickory Branch Trail, north of Albion and West of Prospect Roads, PPN 391-16-017 and rear of PPN's 391-16-006, 007, 011, 012, 013, 014, 015 and 019 zoned R1-75.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Okay Shelly you are all set. We will send you over to ARB.

Mr. Bloch – Thank you.

STONEBROOK RUN CLUSTER SUBDIVISION/ Dave Terry Agent

a) Consideration for an extension of time until September 28, 2009 for Final Subdivision Plan approval of 19 Single Family Dwellings and 9 Detached Cluster Units located on Boston Road, west of Prospect PPN 394-20-005 & 006, zoned R1-75 as originally approved by the Planning Commission on September 28, 2006. **ARB Favorable Recommendation 9-5-06. Extension of time granted by Planning on 9-13-07 till 9-13-08.*

b) Consideration for an extension of time until September 28, 2009 for Tax Split Map approval for the Stonebrook Run Subdivision Cluster Area consisting of 9 detached units located within the Stonebrook Run Subdivision, located on Boston Road, west of Prospect Road, PPN 394-20-005 & 006, zoned R1-75 as originally approved by the Planning Commission on September 28, 2006. *Extension of time granted by Planning on 9-13-07 till 9-13-08.*

Mr. Ice – Item Number Six, Stonebrook Run Cluster Subdivision. Please state your name and address for the record.

Mr. Terry – Dave Terry, 2557 Center Road, Hinckley, Ohio 44233.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there is no report on the site plan or the tax split map. From Engineering, there is no report on the site plan or the tax split map.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, there is no report on Item “a” or “b”. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, there is no report on Item “a” or “b”. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. There has been no change in the ordinances, they have the same proposal. It is really an extension of time and you are in a position to act on it. Thank you.

Mr. Ice - Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Consideration for an extension of time until September 28, 2009 for Final Subdivision Plan approval of 19 Single Family Dwellings and 9 Detached Cluster Units located on Boston Road, west of Prospect PPN 394-20-005 & 006, zoned R1-75 as originally approved by the Planning Commission on September 28, 2006. **ARB Favorable Recommendation 9-5-06. Extension of time granted by Planning on 9-13-07 till 9-13-08.*

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 Consideration for an extension of time until September 28, 2009 for Tax Split Map approval for the Stonebrook Run Subdivision Cluster Area consisting of 9 detached units located within the Stonebrook Run Subdivision, located on Boston Road, west of Prospect Road, PPN 394-20-005 & 006, zoned R1-75 as originally approved by the Planning Commission on September 28, 2006. *Extension of time granted by Planning on 9-13-07 till 9-13-08.*

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

CORNER 14400 GROUP LLC/ James Masuga, Agent

Parcel adjoinment of PPN's 393-19-033, 034, 301, 302, 303, 304 and 305 property located at the corner of Pierce Drive and Pearl Road zoned General Business.

Mr. Ice – Item Number Seven, Corner 14400 Group LLC. Please state your name and address for the record.

Mr. Athens – William Athens, 14400 Pearl Road, Strongsville, Ohio 44136.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the request involves the consolidation of the following parcels, zoned General Business; 393-19-034, 033, 301, 302, 303, 304, 305 they are all zoned General Business. From Engineering, the consolidation 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. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. You can act on the application. These are condominiums. I have spoken with counsel for the applicant and told him that he needs to void those condominium declarations. He is aware of it so any approval tonight should be made subject to the voiding of the condominium declarations. Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Parcel adjoinment of PPN's 393-19-033, 034, 301, 302, 303, 304 and 305 property located at the corner of Pierce

Drive and Pearl Road zoned General Business subject to the removal of the condominium declarations..

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

STRONGSVILLE UNITED METHODIST CHURCH/Bob Berendsen, Agent

Lot Consolidation of PPN 398-29-013 and 398-29-002 located at 13500 Royalton Road zoned Public Facility.

STRONGSVILLE UNITED METHODIST CHURCH/ Bob Berendsen, Agent

Site plan approval for a 55,844 SF parking lot addition to the existing United Methodist Church site located at 13500 Royalton Road, PPN 398-29-013 and 398-29-002 zoned Public Facility.

Mr. Ice – Item Number Seven and Eight, Strongsville United Methodist Church.

There is no representation for this for this application.

Mr. Ice – We will go forward without the applicant. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner on Item 7, the request is to consolidate PPN 398-29-013 and 002, both are zoned Public Facility. From Engineering, the consolidation plat is in approvable form. On Item 8, the site plan, from the City Planner, both parking lots will meet the required setbacks. From Engineering, the plans are in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, regarding the lot consolidation there is no report. Regarding the site plan approval, the plans are in approvable form subject to compliance with Zakrajsek Engineering report recommending glare shields on all fixtures that may cause glare directed to residential property. A field review may need to be conducted after the lights have been installed. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, there is no report on the lot consolidation or site plan. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. On the lot consolidation, since they are both zoned Public Facility you would be in a position to approve that. On the site plan, if you are comfortable without sending them to the ARB you could go ahead and act on it. Any approval should be made subject to the lighting report and they will need to be confirmed by City Council since they are zoned Public Facility.

Mr. Ice – Anyone not comfortable moving on it and not sending it to ARB?

Commission was in agreement not to send this matter to the ARB.

Mr. Ice – Okay so we will skip ARB.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Lot Consolidation of PPN 398-29-013 and 398-29-002 located at 13500 Royalton Road zoned Public Facility.

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 for a 55,844 SF parking lot addition to the existing United Methodist Church site located at 13500 Royalton Road, PPN 398-29-013 and 398-29-002 zoned Public Facility, subject to the lighting report.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

TALERIS FEDERAL CREDIT UNION/Joseph Bullister, Agent

Consideration for an extension of time until September 28, 2009 for Site Plan approval of a new 2,362 SF Building to be used for a Credit Union to be located on the corner of Broxton Road and Pearl Road, PPN 395-07-001 zoned General Business. *BZA Variance Granted 2/15/07. ARB Favorable Recommendation 3/20/07.*

Mr. Ice – Item Number Nine, Taleris Federal Credit Union. Please state your name and address for the record.

Mr. Kallyendo – James Kalleyendo, PW Campbell, 109 Zeta Drive, Pittsburgh, PA 15238.

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, 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. Again Mr. Chairman, as with the previous one there has been no change in the ordinances and we previously approved this, they are just looking for an extension of time.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Consideration for an extension of time until September 28, 2009 for Site Plan approval of a new 2,362 SF Building to be used for a Credit Union to be located on the corner of Broxton Road and Pearl Road, PPN 395-07-001 zoned General Business. *BZA Variance Granted 2/15/07. ARB Favorable Recommendation 3/20/07.*

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mayor Perciak – When are they going to start? Any idea?

Mr. Kallyendo – I am thinking within 2 or 3 months.

Mayor Perciak – If you would, please get back to us and let us know.

Mr. Kallyendo – I will.

HUNTING MEADOWS/ Ron Brengartner, Agent

Site plan approval for five (5) new double sided subdivision entryway ground signs for the Hunting Meadows Subdivision to be located in the right-of-way at the corners of Hunting Meadows Drive and Shurmer (PPN 397-04-024); Fox Hollow Drive and Shurmer (PPN 397-01-021); Drake Road and Quail Hollow Drive (PPN 397-14-037); Drake Road and Bear Creek Lane (397-27-106); and Drake Road and Deer Path Drive (PPN 397-10-034) zoned R1-75.

Mr. Ice – Item Number Ten, Hunting Meadows. Please state your name and address for the record.

Ms. Petrowski – Sharon Petrowski, President of the Hunting Meadow Garden Club, 16935 Deer Path, Strongsville, Ohio 44136. We would like to put in 5 new signs at the entrances of our development, at our expense. We have earned this money throughout our 32 years of existence with poinsettia sales and plant sales and we've now got enough to replace our decrepit signs.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering, the site plans are in approvable form. The signs to be replaced are smaller signs in the same location as the existing signs. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, the plans are in approvable form. 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. Since the signs are in the right-of-way we do require a license agreement. We have that signed license agreement and if approved here it would need to have the license agreement approved by City Council.

Mr. Ice - Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site plan approval for five (5) new double sided subdivision entryway ground signs for the Hunting Meadows Subdivision to be located in the right-of-way at the corners of Hunting Meadows Drive and Shurmer (PPN 397-04-024); Fox Hollow Drive and Shurmer (PPN 397-01-021); Drake Road and Quail Hollow Drive (PPN 397-14-037); Drake Road and Bear Creek Lane (397-27-106); and Drake Road and Deer Path Drive (PPN 397-10-034) zoned R1-75, subject to the license agreement being approved by City Council.

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

LUNN ROAD SELF STORAGE/ Bill Davison, Agent

a) Conditional Use for Multiple Occupancy pursuant to Codified Ordinance Sections 1262.14 and 1242.07 to permit a 6,400 SF addition to the current Mini-Storage Building to be located on the same parcel with another building; property located at 21931 Lunn Road, PPN 394-3-1 zoned General Industrial.

b) Site Plan approval of a 6,400 SF Addition to the current Self Storage Building (Phase 2) to be located on property located at 21931 Lunn Road, PPN 394-3-1 zoned General Industrial.

Mr. Ice – Item Number Eleven, Lunn Road Self Storage. Please state your name and address for the record.

Mr. Davison – Bill Davison, Smith Certo Architects, 26031 Center Ridge Road, Westlake, Ohio 44145.

Mr. Chill – Brad Chill, 15129 Old Oak Drive, Strongsville, Ohio 44149.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there is no report on the conditional use. The site plan does meet all of the required setbacks for General Industrial zoning. From Engineering, there is no report on the conditional use permit. On the site plan at this time we have the following comments; pavement must conform to the City's standards, including curb and curb drain. The existing detention basin located in front of the building may need to be modified slightly to handle the additional water from the expansion. We will require final engineering 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 permit. On the site plan, 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. We are required by the ordinances to set the Conditional Use for a Public Hearing. It maybe premature but, since this is just an expansion we could probably send them to ARB at this time as well so that when they come back at the Public Hearing, if they have their engineering work done we can act on everything at one time and it won't hold them up. The only other comment I have is just a reminder that there is no outside storage, everything within the inside units is fine. Thank you.

Mr. Ice - Thank you. Are there any questions or comments from the members? Okay then we will set the Conditional Use for a Public Hearing and send you over to the ARB on the site plan.

Mrs. Oprea – Bill this is the ARB application and instruction sheet and calendar for the meetings.

Mr. Chill – I am not available on the 25th so do it another night.

Mr. Davison – Can we move the Public Hearing another 2 weeks?

Mrs. Oprea – Do you feel you want to be there for the Public Hearing?

Mr. Chill – He just told me that I need to be there.

Mrs. Oprea – No, Bill can represent you.

Mr. Davison – I have a conflict too.

Mr. Ice – We will move it to the next meeting.

REFERRALS FROM COUNCIL:

Ordinance No. 2008-186

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 18489 PEARL ROAD IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS) CLASSIFICATION TO CS (COMMERCIAL SERVICE CLASSIFICATION) (PPN 397-18-002).

Mr. Ice – Okay Mr. Haseley, referrals from Council.

Mr. Haseley – Thank you Mr. Ice. Item Twelve, Ordinance No. 2008-186, I request be tabled until the next meeting. I will give all the members complete information at that time.


Mr. Ice – Then we will table this matter until September 25, 2008.

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 8:33 p.m.



Jeffrey A. Ice, Chairman



Carol M. Oprea, Administrative
Assistant

Approved