

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 29, 2007

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on **Thursday, November 29, 2007 at 7:30 p.m.**

Present: Planning Commission Members: Jeffrey Ice, Chairman, Charlene Barth, Gregory McDonald, Thomas Stehman. Council Representative: Raymond Haseley. Administration: Mayor Thomas P. Perciak, 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 were discussed:

JARDINE DEVELOPMENT – CONSOLIDATION: Mrs. Daley stated that this proposal is to consolidate PPN 396-17-001 & 002 to accommodate the proposed Jardine Development retail building, creating the following parcel: Parcel A: 0.695 acres with 178.43' of frontage on Royalton Road and 151.33' of frontage on Ordner Drive. From the City Planner, it does conform to the General Business zoning requirements and it is in approvable form from Engineering. Mr. Foulkes stated that it is in approvable form the lighting report did however, recommend a conditional approval with some modifications, outside lighting shields and some other light shields. Mr. French stated that there was no report from the Fire Department on the Consolidation. Mr. Kolick stated that this application was ready for a vote.

JARDINE DEVELOPMENT – SITE PLAN: Mrs. Daley stated that this proposal is the retail store for Jardine. They did get their variances from BZA for the lot width and the parking setback from Ordner. They now meet the General Business zoning requirements. From Engineering the plans are in approvable form. There are a couple of revisions that they need. The need to remove any references to any pavement opening on Royalton Road. They are going to take their sanitary out to Ordner instead so they are not going to be into Royalton at all. There are some revisions to the underground detention, details and the calculations. We just want to note here that they are going to be putting the fence here on the south side but we want to make sure that it is up slightly from the finished grade so that it does not block any off-site water that is draining onto this site. Mr. Boron stated that the proposed fence is the brick columns with the wood fence which was planned but ARB asked them to change to a vinyl fence for maintenance purposes and the applicant was ok with that. Mr. Jardine agreed. Mr. Ice asked if the fence was solid? Mr. Boron stated that it was proposed as a board on board fence but the ARB asked that it be a solid vinyl fence for screening purposes. It will be up off the ground as Lori stated for drainage. There will also be additional

landscaping including mounding along Royalton and Ordner. Mr. Foulkes stated that the report applies to the site plan. Mr. French stated that the Fire Department had no report. Mr. Kolick stated that this was ok as long as there was not going to be any food service use in there. It would need to be made subject to Engineering, the Lighting Report and ARB.

WESTWOOD FARMS – OVERALL PRELIMINARY DEVELOPMENT PLAN and Phase 16: Mrs. Daley stated that this proposal is for the addition of 36 Single Family sublots to the Westwood Farms Subdivision. The addition incorporates additional land acquired west of Countryside Drive to the Lorain County Line. This was brought to the Commission a while back but they have added another lot and are bringing back a revised plan. From the City Planner it is in accordance with Local Street Plan – NW3. From Engineering it is in approvable form. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that the street Benwood was already in use in Strongsville and suggested that the street be renamed. The City Forester's report recommended the Zelcova tree for Benwood. Mr. Kolick stated that they had revised the Covenant and Deed Restrictions adding this phase into the Association and had also made the changes on the plat as requested. They signed a Posting Ordinance and the Tree Plan needed to be approved. He asked if they were extending the sanitary down Westwood? Mrs. Daley stated that they were. Mr. Kolick stated that they should show where they are doing that because they are pulling it past another property to the end of theirs. Mrs. Daley stated that they were bringing the sanitary all the way down and that they were picking up everything that was left on Westwood on both sides of the street. So basically they have put sanitary sewer all the way down Westwood. Mr. Kolick stated that the only item it would need to be made contingent on is the letter from the Homeowners Association regarding the capital improvements that they are installing for recreation and a time period so they will have to come back to the Commission for that. You can act on it subject to that contingency and the name change. Mr. Bender stated that the street was named after a partner that has been with them for years and his middle name is Benjamin. Mr. French suggested the street be named Benjamin. Mr. Bender stated that he would consult with his partner to see if that was agreeable.

AT & T – 21703 ALBION ROAD: Mrs. Daley stated that this proposal is to install an above-ground Cabinet and Concrete Pad located within the right-of-way of Shag Bark Trail near 21703 Albion Road, PPN 392-09-001. It will be located in an island with an existing cabinet. From Engineering it is in approvable form. There is a landscape plan from the City Forester recommending Maiden Grass. There was no report from the Building or Fire Department. Mr. Kolick stated that it was ready to go for vote and that if approved it would need to be made subject to the report of the City Forester and sent to Council because it is located in the right-of-way.

AT & T – 10901 GATE POST ROAD: Mrs. Daley stated that this proposal is to install an above-ground Cabinet and Concrete Pad located within the right-of-way of Gate Post Road near 10901 Gate Post Road, PPN 391-07-056. It will be located in an island with an existing cabinet. From Engineering it is in approvable form. There is a landscape plan from the City Forester recommending Maiden Grass. There was no report from the Building or Fire Department. Mr. Kolick stated that it was ready to go for vote and that if approved it would need to be made subject to the report of the City Forester and sent to Council because it is located in the right-of-way.

SCHWEBEL'S: Mrs. Daley stated that this proposal is to construct a 13,955 SF retail building and parking lot addition to the existing building located at 22626 Royalton Road, PPN 392-06-004. From the City Planner, it does meet the General Industrial zoning requirements. From Engineering they have submitted a final set of plans and calculations and those are under review. Mr. Foulkes stated that the Building Department looked at the plans and we only saw one accessible parking space and we think that the Building Code requires more. We think that needs to be reviewed again. We also wanted more information about the mound in the back where they are going to be storing the spoils. They show silt fencing but they don't show any information as to the duration of time it will be stored there or what it will be used for in the future. A Lighting plan is also required for the review. We also wondered about the cross section of the wall, it doesn't show any structural detail for maintaining the parking area. We also need to know what the use is for this space. The applicant stated that he sent a letter on the use and that it is basically an extension of the warehouse space. There is no additional retail being done. The retaining wall is on the structural plans which was not part of this review but can be easily made available. The lighting plan has been submitted. Mr. Foulkes stated that the initial lighting report suggested rejection. The applicant stated that they had resubmitted. Mr. French stated that with the addition of this building it will bring up the square footage of the building and that the Fire Department would like to request that it be sprinkler protected. He also stated that there were portions of the building that would exceed 300 feet past the current hydrant so they are also requesting a private yard hydrant. The applicant agreed. Mr. Kolick stated that this matter would need to be referred to ARB.

ANGEL HOUSE: Mrs. Daley stated that this proposal is to construct a 1,542 SF free standing building and parking lot addition for property located at 14217 Mill Hollow Lane, PPN 399-05-007. Currently there is a house, garage and this barn is not shown on the plans. They are planning on putting in a new barn with a deck, pavement and some additional parking. From the City Planner, the Building Department should determine maximum occupancy of the new facility. Any Planning Commission approval must be confirmed by City Council. The proposal does not meet the required front yard setback and required off-street parking. The required off-street parking is 32 spaces

and they are indicating 25 and the front yard setback of the building required is 100' from the center line and they are at 76.5' from the center line. A portion of the proposed new parking is located only 14' from the edge of Mill Hollow Lane pavement. From Engineering, at this time we have the following comments. The pavement must conform to city's standards, including the existing gravel lot that they are currently using and that includes curbs and curb drains. They will need to install Storm sewer to pick up the pavement runoff from the pavement. Detention will not be necessary since the disturbed area is less than ½ acre. Further comments will be provided as the final plans are developed. Mr. Foulkes stated that the Building Department had not received a lighting report as of yet. He stated that they would also like to see a detail of the floor plan in order to figure out the occupancy load. The description of use is vague, it stated various types of training. Mr. French stated that the Fire Department would like something on record as to what the use of this building is going to be. Mr. Kolick stated that it would have to be denied because of the variances that are needed and that the applicant needed to provide more information regarding this site.

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

Roll Call:

Members Present:

Mr. Ice, Chairman
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.

EXCUSE MRS. WALKER

Mr. McDonald - Mr. Chairman

Mr. Ice – Mr. McDonald.

Mr. McDonald - I move to excuse Mrs. Walker for just cause.

Mrs. Barth – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

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

Mrs. Barth – 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 November 8, 2007. If there are no additions or corrections they will stand as submitted.

FINAL APPROVALS:

JARDINE DEVELOPMENT INC./ Jason Jardine, Principal

Lot Consolidation of PPN 396-17-001 and 002 for property located at the corner of Ordner and Route 82 zoned General Business.

Mr. Ice - Item Number One, Jardine Development. Please state your name and address for the record.

Mr. Jardine – Jason Jardine, 17804 Fox Hollow, Strongsville, Ohio 44136, here seeking final approvals for a lot consolidation and site plan approval for the property located at the corner of Ordner and Route 82.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the request is to consolidate PPN 396-17-001 and 002 and will create a 30,490 SF parcel, zoned General Business. From Engineering the Lot Consolidation is in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, regarding the Lot Consolidation, we have 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 are in a position to act on the Lot Consolidation. 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 Consolidation of PPN 396-17-001 and 002 for property located at the corner of Ordner and Route 82 zoned General Business.

Mrs. Barth - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

JARDINE DEVELOPMENT INC./ Jason Jardine, Principal

Site Plan approval of a 5,000 SF retail building for property located at the corner of Ordner and Route 82, PPN 396-17-001 and 002 zoned General Business. *BZA Variance granted 10-24-07. ARB Favorable Recommendation 11-6-07.*

Mr. Ice – Item Number Two, Jardine Development. Mr. Jardine remains at the microphone.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner the BZA did grant the required variances on 10-24-07. From Engineering, the plans are in approvable form subject to a couple of revisions that they need. They need to remove all the references to any pavement replacement on Royalton Road due to the sanitary connection. They are going to take that out to Ordner Drive if they can't use an existing connection that is out there now. They have revisions to the underground detention basin calculation and details and they also need to add a note to the plans stating that the proposed fence along the south property line is going to be installed above the finish grade so that it does not obstruct any off-site drainage. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, lighting of the site needs adjustments per the lighting report; recommending conditional approval with house side shields on pole lights and possible requirement of glare shields after all lighting is in service and resubmittal of a new plan for final approval. Other than the above mentioned items it is in approvable form. Sgt. Hall's CPTED report reads; Natural Surveillance, there will be good natural surveillance of the parking areas. Territorial Reinforcement, no problems are anticipated. Traffic Concerns, the right-out only driveway on Royalton should have a sign visible to westbound traffic that reads "Exit Only".

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did grant favorable recommendation on 11-6-07. There will be a screening fence along the residential property line and also landscaping and mounding incorporated along Royalton Road and Ordner. Thank you.

Mr. Ice – That fence will be solid, correct?

Mr. Jardine – That is correct.

Mr. Ice – Thank you. Mr. French.

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

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. In addition to the other reports, our CPTED officer had stated that he needed certain signage on that right-out only onto Route 82 which is incorporated in his report. We would note that there would be no use as food service or restaurant. You have to be a little selective about your tenant mix there, you don't have enough parking as you are aware for those. Any approval tonight would need to be made subject to Engineer, lighting, ARB and signage as recommended by the CPTED Officer. Thank you.

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

Mrs. Barth – Mr. Chairman.

Mr. Ice – Mrs. Barth.

Mrs. Barth – Do we have to refer that the fence has to be vinyl also?

Mr. Kolick – That would be part of the ARB report.

Mrs. Barth – Ok.

Mr. Ice – Any other questions?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a 5,000 SF retail building for property located at the corner of Ordner and Route 82, PPN 396-17-001 and 002 zoned General Business, subject to the Engineering, Lighting and ARB reports as well as the signage as recommended by the CPTED Officer. *BZA Variance granted 10-24-07. ARB Favorable Recommendation 11-6-07.*

Mrs. Barth - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

Mr. Ice – You are all set.

Mr. Jardine – In regards to that lighting, I think it was something that could have been missed by the Lighting Engineer. It was in the initial packet, everything is in there. I did place a hard copy of that on Carol's desk earlier today.

Mr. Foulkes – Ok, we will review what you have resubmitted and we will follow up with you.

Mr. Jardine – Ok.

WESTWOOD FARMS SFD & CD/ Chris Bender, Agent

Revised Overall Preliminary Development Plan approval for 36 Single Family Sublots for property located on the western portion of the existing Westwood Farms Subdivision, PPN 392-02-001 and 020 zoned R1-100.

Mr. Ice – Item Number Three, Westwood Farms SFD & CD. Please state your name and address for the record.

Mr. Bender – Chris Bender, Westwood General Farms Partnership, 13370 Prospect Road, Strongsville, Ohio 44149.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner the revised Preliminary Development Plan meets the requirements of Section 1252.32 of the Zoning Code and is in accordance with Local Street Plan – NW3. From Engineering, the Overall Development Plan 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. On the Overall Development Plan they have filed the Covenants and Deed Restrictions that add this into the Overall so that is in approvable form. We will need as noted in caucus though, to change the name of the

road so that applicant will need to make that change on both the Overall and Final Plans as well. Thank you.

Mr. Ice - Thank you. That road being Benwood.

Mr. Bender – I will submit that no later than Monday with the revised plat.

Mr. Ice - Any other questions, or comments?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Revised Overall Preliminary Development Plan approval for 36 Single Family Sublots for property located on the western portion of the existing Westwood Farms Subdivision, PPN 392-02-001 and 020 zoned R1-100, subject to the name change of the street currently titled Benwood.

Mrs. Barth - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mayor Perciak abstained from voting on this issue.

Mr. Ice – Ok you are all set there.

WESTWOOD FARMS SFD & CD/ Chris Bender, Agent

Preliminary and Final Subdivision Plan approval of the Westwood Farms SFD & CD Subdivision, Phase 16 consisting of 36 Single Family Sublots to be located on Benwood Lane and Countryside Drive within the existing Westwood Farms SFD & CD Subdivision, PPN 392-02-001 and 020 zoned R1-100.

Mr. Ice – Item Number Four, Westwood Farms SFD & CD. Mr. Bender remains at the microphone.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner Phase 16 is in accordance with the Revised Westwood Farms Preliminary Development Plan, Item 3 of this Agenda. From Engineering, the improvement plans are in approvable form subject to the submittal of the Storm Water Pollution Prevention Plan binder for inspection purposes. From the City Forester the recommended shade tree for Countryside Drive is the Zelkova and for Benwood Lane is Sourwood. 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. They made the changes on the plat which I requested, designating certain areas as common properties and including the language on the wetlands because there are wetlands on a number of lots as well as in some of the common areas. I have been informed that they signed the Posting Ordinance. You will need to approve the Tree Plan here this evening. As noted earlier, they have already joined this into the Association. There are two other contingencies, one is the name change which was referenced in the prior matter and the second thing is that they have not yet obtained, haven't turned into the City the Homeowners letter indicating what capital improvements they are going to be doing with the recreation. They will need to come back to the Commission with just a letter indicating the capital improvements that are going in and a completion time pursuant to the ordinances. With that and the name change you could act on it subject to those matters. Thank you.

Mr. Bender – I did speak to the Trustee who has been with the Association the longest, about 8 years, this afternoon and we reviewed the calculations, he agreed with them. They have several projects they want to do, betterment programs that they want to do this coming summer. He will submit, when he meets with the rest of the Trustees, he will get me a letter addressed also to the City and he said I should have that by next week with a list of their plans for next year.

Mr. Kolick – Just have him also put some dollar numbers in there, Mr. Bender as well as a date of completion. He can be liberal with that date as to when they will have everything done.

Mr. Bender – With these funds they have on hand they have programs they want to place almost on an annual basis to keep the subdivision current.

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 Preliminary and Final Subdivision Plan approval of the Westwood Farms SFD & CD Subdivision, Phase 16 consisting of 36 Single Family Sublots to be located on Benwood Lane and Countryside Drive within the existing Westwood Farms SFD & CD Subdivision, PPN 392-02-001 and 020 zoned R1-100, subject to the approval of the Homeowners Association's letter for capital improvements and also the name change of the street listed as Benwood Lane.

Mr. Kolick – Mr. Chairman, if we could also add on adopting the Tree Plan of today's date.

Mr. McDonald – So moved.

Mrs. Barth - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mayor Perciak abstained from voting on this matter.

Mr. Ice – Ok Chris you are all set.

Mr. Bender – Just allow me a minute, I just really want to bring note to the Administration and the members of the Commission, the excellent suggestions and help that we received. We have been this business a long time but at times you have to reach out for a little help. We got a lot of help from the Engineering Department. All the members of the Engineering Department on this project and I guess you would call the details. It is kind of the end and it is up against the County line and its where all the things kind of come together. There were a few things that weren't quite meshing and we got some excellent suggestions from members of the Engineering Department and they were very patient with our engineering firm and I think the end result was though, we got a better looking subdivision, the City's going to have fewer maintenance

problems in the future and I think the homeowners are going to enjoy a much better streetscape. I see two of my more popular members of the Engineering Department are here tonight, but it was really I think, just about everybody in the whole department helped out on this one. I really sincerely appreciate it. Thank you.

Mr. Ice – Those are kind words Chris.

AT & T/ Thomas J. Fogarty, Agent

Site Plan approval of an above-ground cabinet and cement pad to be located in the right-of-way near 21703 Albion Road, PPN 392-09-001 zoned R1-75.

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

Mr. Williams – Mike Williams with AT & T, 13370 Lorain Ave., Cleveland, Ohio. Here for site plan approval for sites, the first being in the right-of-way near 21703 Albion.

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 plan is in approvable form. We do have a landscape plan from our City Forester which includes Maiden Grass. 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. Any approval forthcoming should be made subject to the City Forester's report of this date and this would need to proceed to City Council since it is in the right-of-way. 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 the right-of-way near 21703 Albion Road, PPN 392-09-001 zoned R1-75, subject to the report of the City Forester dated 11-29-07.

Mrs. Barth - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – You are all set on that one.

AT & T/ Thomas J. Fogarty, Agent

Site Plan approval of an above-ground cabinet and cement pad to be located within a utility easement near 10901 Gate Post Road, PPN 391-07-056 zoned R1-75

Mr. Ice – Item Number Eight, AT & T. Mr. Williams remains at the microphone.

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, these are also in approvable form. We have the same landscape plan from our City Forester that includes Maiden Grass. 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. Like the last item, this should also be made subject to the report of the City Forester and would also have 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 an above-ground cabinet and cement pad to be located within a utility easement near 10901 Gate Post Road, PPN 391-07-056 zoned R1-75, subject to the City Forester's Report dated 11-29-07.

Mrs. Barth - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – You are all set. Thank you.

SCHWEBEL'S/ David Kiraly, Agent

Site Plan approval of a 13,955 SF retail building and parking lot addition for property located at 22626 Royalton Road, PPN 392-06-004 zoned General Industrial.

Mr. Ice – Item Number Nine, Schwebel's. Please state your name and address for the record.

Mr. Kiraly – David Kiraly, 6715 Tippecanoe Road, Building B., Suite 103, Canfield, Ohio 44406.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner the proposal meets General Industrial (GI) zoning requirements. From Engineering, plans and calculations have been submitted to the Engineering Department and are under review. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, the following information needs to be incorporated into the submitted drawings; Additional accessible parking as required per O.B.C., provide information regarding storage of spoils at the rear of the property. This material will be required to comply with the MS3 Storm Water requirements. What is the duration of time for this storage? What are the spoils to be used for? We would also like to know the use of the proposed space. Structural cross sections of the proposed retaining wall will be needed. We are also awaiting a new approved Lighting report for this site. Thank you.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, with this new addition, portions of the building will exceed 300 feet from the nearest public hydrant and we will need a private yard hydrant included on the plans for this building. The applicant states that this building will now be fully sprinkler protected, both the new addition and the old addition retro fitted with sprinklers. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Just for the applicant, I know that we mentioned in caucus, the building is for warehousing, correct?

Mr. Kiraly – Yes it is.

Mr. Kolick – Ok, thank you. This will need to be referred over to ARB. Thank you.

Mr. Ice - Thank you. Any other questions, or comments? Ok then we will refer you over to the ARB on December 11, 2007.

Mr. Kiraly – Thank you very much.

Mr. Ice – Thank you.

ANGEL HOUSE/ Carol Dombrose, Principal

Site Plan approval of a 1,542 SF free standing building and parking lot addition for property located at 14217 Mill Hollow Lane, PPN 399-05-007 zoned Public Facility.

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

Ms. Dombrose – Carol Dombrose, 14217 Mill Hollow Lane, Strongsville, Ohio 44136.

Mr. Ellis – Terry Ellis, 3599 Reserve Commons Drive, Medina, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner the Building Department should determine maximum occupancy of the new facility. Any Planning Commission approval must be confirmed by City Council. The proposal does not meet the required front yard setback and required off-street parking. The required off-street parking is 32, the spaces and they are indicating 25 and the front yard setback of the building required is 100' from the center line and they are at 76.5' from the center line. A portion of the proposed new parking is located only 14' from the edge of Mill Hollow Lane pavement. From Engineering, at this time we have the following comments. The pavement must conform to city's standards, including curbs and curb drains. The existing gravel parking area must be brought up to current City standards. They will need to install Storm sewer to pick up the pavement runoff from the pavement. Detention will not be necessary since the disturbed area is less than ½ acre. Further comments will be provided as the final plans are developed. Thank you.

Mr. Ice – Thank you. What exactly is the use here?

Ms. Dombrose – Pardon?

Mr. Ice – What will the use be?

Ms. Dombrose – It will be for classrooms for creative programs and that kind of thing.

Mr. Ice – I was just curious as to what kind of creative things.

Ms. Dombrose – We do creative classes on the healing arts and creative arts. We have programs for people like writing, art and children's programs. We did a community garden this year which will be expanded next year and music lessons, things like that.

Mr. Kolick – Mr. Chairman, just for the applicant, one of the concerns of the City is if you would be using anything in there, glass blowing, fires, those types of crafts as opposed to pencils and paper is one thing but anything that could be hazardous would be a concern to the City.

Ms. Dombrose – Right and at this point I don't have any intention to do anything like that. It is mostly the arts are the drawing and painting. That is what we have been doing and I haven't done anything hazardous.

Mr. Kolick – Just understand, if it got involved with any of that if may flip it into a different use category and require different items so just be aware of that.

Ms. Dombrose – Ok.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, the following information needs to be incorporated into the submitted drawings; A lighting plan that provides minimum required egress lighting required. Complete floor plans indicating use of the proposed space.

Mr. Ice – Thank you. Mr. French.

Mr. French – Thank you, Mr. Chairman. From Fire, as was stated earlier, we would like to get more on the record of what the use of this building would be because we have some concerns about certain kinds of arts that are performed in there or done, such as stated earlier, the glass blowing, metal working, things like that, that would involve more hazardous processes. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. We will need to deny them since they don't meet all the requirements of the zoning code. They will need to be referred over to the Board of Zoning Appeals to consider if that is their desire to go that route. I know what the Board of Zoning Appeals is going to need, number one is an overall site plan showing not only these buildings but I know that there is at least one other building, the barn building on this site. They are going to need to see a picture of the whole site and also as noted by our Building Department, the new building, if you could just show us a site plan, how many rooms there are going to be and an interior site plan just generally of the interior of the building so that we have some idea of what they are dealing with. We can also compute out some type of occupancy levels as part of your parking is going to go by the type of occupancy and the number of people you intend to have there. We need to have those figures from you too. If you can get that information up to City Hall and then you can move forward. If they are approved at the Board of Zoning Appeals I would not have a problem with them proceeding to ARB before they come back here. 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 1,542 SF free standing building and parking lot addition for property located at 14217 Mill Hollow Lane, PPN 399-05-007 zoned Public Facility.

Mrs. Barth - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Nays DENIED

Mr. Ice – Ok so you will go over to the BZA. Call Carol tomorrow and she will give you directions. 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 8:23 p.m.

Jeffrey A. Ice, Chairman