

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

December 13, 2007

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on ***Thursday, December 13, 2007 at 7:30 p.m.***

Present: Planning Commission Members: Jeffrey Ice, Chairman, Charlene Barth, Gregory McDonald, Mary Jane Walker, and Thomas Stehman. Council Representative: Raymond Haseley. Administration: Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, Architectural Review Board Representative, William Boron.

The following were discussed:

**SCHWEBEL'S:** Mrs. Daley stated that this application was for the addition to Schwebel's. She stated that there were some revisions to the plans since the first submission. The parking lot in the front was removed so they will just be putting the addition in the back and the asphalt pavement. There was also some mounding shown on the first plans but that area was required for detention so it was removed. From the City Planner it does meet the General Industrial zoning requirements. From Engineering there are a couple of minor revisions that need to be done to the catch basin detail and the storm sewer outlet. We are going to have them outlet straight to the detention basin instead of tying into the existing storm there. Their Engineer is aware of this and is going to make those changes. Mr. Foulkes stated that they did make quite a few changes. They are in approvable form however, there is a notation on the lighting report that the minimum security lighting shall be provided if required by Strongsville Police Department. We don't have a CPTED report but are anticipating that but we are not sure how soon we will be receiving it. Mr. Boron stated that the ARB granted approval. Since they are not installing the parking lot, they are going to put in some ornamental trees and some evergreens for screening. The ARB asked them to put in Spruce trees instead of Pines. They are matching all the existing materials. Mr. Kolick stated that the Commission could act on this but it would need to be made subject to the Engineering Report, final lighting plan and the ARB Report.

**WESTWOOD FARMS:** Mrs. Daley stated that this was for the recreation fee for Westwood Farms Phase 16 and how they are going to allocate the \$800.00 per unit and it is for new deck furniture for the swimming pool for the 2008-2009 season. She stated that the City Planner and Engineering Department had no reports. Mr. Foulkes stated that there was no report from the Building Department. Mr. Kolick stated that this went hand in hand with the subdivision that was approved at the last meeting.

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**AT & T – 17770 PROSPECT:** Mrs. Daley stated that this application was for a cabinet at the southwest corner of Prospect and Drake. It is located on a parcel that is owned by Duke Properties. It will be located in the right-of-way. The City Planner had no report and from Engineering it is in approvable form. Mr. Foulkes stated it is in approvable form. Mr. Kolick stated there was no landscaping required around this one so it will need to proceed to City Council.

**AT & T – 7979 PEARL ROAD:** Mrs. Daley stated that this application was for a cabinet just south of Sprague Road. It is located where our City sign is. It will be located in between the existing trees that are out there, and is in the right-of-way. The City Planner had no report and from Engineering it is in approvable form. Mr. Foulkes stated it is in approvable form. Mr. Kolick stated there was no landscaping required around this one so it will need to proceed to City Council.

**AT & T – 17976 FOX HOLLOW:** Mrs. Daley stated that this application was for a cabinet at the corner of Huntington Meadows and Fox Meadow. It is located in the rear of the property. There is already an existing cabinet there. It will be located within a utility easement. The City Planner had no report and from Engineering it is in approvable form. The City Forester is requesting landscaping around both the new and existing cabinet. Mr. Foulkes stated it is in approvable form. Mr. Kolick stated that this one should be subject to the City Forester.

**AT & T – 8580 WEBSTER:** Mrs. Daley stated that this application was for a cabinet across from Oakland Park Drive on the north end of Webster. It will be located in the right-of-way next to an existing pole with a cabinet on it. The City Planner had no report and from Engineering it is in approvable form. Mr. Foulkes stated it is in approvable form. Mr. Kolick stated there was no landscaping required around this one so it will need to proceed to City Council.

**AT & T – 17228 DRAKE ROAD:** Mrs. Daley stated that this application was for a cabinet on Saratoga Trail. It is within the landscape island in the center of Saratoga Trail. There is an existing cabinet there now and this one will go in behind it. The City Planner had no report and from Engineering it is in approvable form. The City Forester's report requests three burning bushes which would match the existing landscaping that is currently out there. Mr. Foulkes stated it is in approvable form. Mr. Kolick stated that this should be subject to the City forester and it will need to proceed to City Council.

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

Roll Call:

Members Present: Mr. Ice, Chairman

Mrs. Walker

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Mr. McDonald  
Mr. Stehman  
Mrs. Barth  
Mr. Haseley, Council Rep.

Also Present:

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

**EXCUSE MAYOR PERCIAK**

Mr. McDonald - Mr. Chairman

Mr. Ice – Mr. McDonald.

Mr. McDonald - I move to excuse Mayor Perciak for just cause.

Mrs. Walker – 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. Walker – Second.

Mr. Ice – Secretary please call the roll.

Roll Call: All Ayes APPROVED

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**Approval of Minutes**

Mr. Ice – You have had a chance to review the minutes of November 29, 2007. If there are no additions or corrections they will stand as submitted.

**FINAL APPROVALS:**

**SCHWEBEL'S/ David Kiraly, Agent**

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

Mr. Ice - Item Number One, 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 - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the proposal meets the General Industrial zoning requirements. From Engineering the plans are in approvable form subject to the following; revision to the catch basin detail to show a sump and trap and revising the storm sewer outlet. Thank you.

Mr. Ice - Thank you. Mr. Foulkes.

Mr. Foulkes - Thank you Mr. Chairman. From Building, the plans are in approvable form. We have also received a Lighting Report from Zakrajsek Engineers and it notes that it is recommended for approval however, the minimum security lighting shall be provided if required by the Strongsville Police Department. We are anticipating a CPTED report to reflect that however, we have not received it at this point. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did grant favorable recommendation with all the building materials to match the existing facility. The applicant needs to coordinate with the City Forester on the landscaping. The current landscaping plans show a white pine and should show a spruce. Thank you.

Mr. Ice - Thank you. Mr. Kolick

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Mr. Kolick – Thank you Mr. Chairman, we can go forward and act on this subject to the Engineer's report, final approved lighting plan and the ARB report this evening. 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 13,955 SF building for warehousing and parking lot addition for property located at 22626 Royalton Road, PPN 392-06-004 zoned General Industrial subject to the Engineering Report, final approval of the lighting plan and the ARB Report as read this evening.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**NEW APPLICATIONS:**

**WESTWOOD FARMS SFD & CD/ Chris Bender, Agent**

Approval of Revision to the Recreation Plan for Westwood Farms with the addition of Phase 16, having a completion of the Capital Improvements by no later than June 1, 2009, PPN 392-02-001 and 020 zoned R1-100.

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

Mr. Bender – Chris Bender with Westwood Farms Partnership, 13370 Prospect Road, Strongsville, Ohio 44149. I am also here to represent the Westwood Farms Homeowners Association.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering, there is no report. Thank you.

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Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, there is no report. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. The revisions to the plan go in conjunction with the subdivision phase 16 that you approved at the last meeting. We did receive the letter dated 12/11/07 which would be the revision to the plans. We need to act on that and then this needs to go 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 Approval of Revision to the Recreation Plan for Westwood Farms with the addition of Phase 16, having a completion of the Capital Improvements by no later than June 1, 2009, PPN 392-02-001 and 020 zoned R1-100.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – All set Chris. Thank you.

Mr. Bender – The real reason I wanted to be here tonight is to wish you all a Merry Christmas, health and happiness in the New Year.

Board response – Merry Christmas to you also.

**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 the side of 17770 Prospect Road, PPN 394-06-002 zoned GI.

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

Mr. Williams – Mike Williams with AT & T, 13630 Lorain Avenue, Cleveland, Ohio 44111.

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. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, these plans are in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. The City Forester reviewed this and determined that it did not need any landscaping. It will need to be approved by 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 the side of 17770 Prospect Road, PPN 394-06-002 zoned GI.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok you are all set there.

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**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 7979 Pearl Road, PPN 395-08-016 zoned GB.

Mr. Ice – Item Number Four, AT & T. Mr. Williams remains at the microphone. 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. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, these plans are in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. The City Forester has recommended no landscaping and this would also need to go 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 7979 Pearl Road, PPN 395-08-016 zoned GB.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – You are all set there.

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**AT & T/ Thomas J. Fogarty, Agent**

Site Plan approval of an above-ground cabinet and cement pad to be located in a utility easement near the rear of 17976 Fox Hollow Drive on Hunting Meadows, PPN 397-03-049 zoned R1-75.

Mr. Ice – Item Number Five, AT & T. Mr. Williams remains at the microphone. 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 Arborvitae around both the proposed cabinet as well as the existing one located on Fox Hollow. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, these plans are also in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. You can act on this subject to the report of the City Forester. 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 a utility easement near the rear of 17976 Fox Hollow Drive on Hunting Meadows, PPN 397-03-049 zoned R1-75, subject to the report of the City Forester.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

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Mr. Ice – All set there.

**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 8580 Webster Road, PPN 395-13-008 zoned R1-75.

Mr. Ice – Item Number Six, AT & T. Mr. Williams remains at the microphone. 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. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, these plans are also in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Again the City Forester has not recommended any landscaping around this particular box and this would need to be approved by 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 in the right-of-way near 8580 Webster Road, PPN 395-13-008 zoned R1-75.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – You are all set there.

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**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 opposite 17228 Drake Road, PPN 397-14-006 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, the plan is in approvable form. We do have a landscape plan from our City Forester which includes three burning bushes. Thank you.

Mr. Ice – Thank you. Mr. Foulkes.

Mr. Foulkes – Thank you, Mr. Chairman. From Building, these plans are in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. This would also need to be made subject to the City Forester and it would need to go 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 in the right-of-way opposite 17228 Drake Road, PPN 397-14-006 zoned R1-75, subject to the City Forester's report.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Thank you.

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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 8:06 p.m.

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Jeffrey A. Ice, Chairman