

STRONGSVILLE PLANNING COMMISSION

AGENDA

Communication Center
13213 Pearl Road

Thursday, September 11, 2008
8:00 PM

- (A) 7:30 Caucus.
- (B) 8:00 PM Call to Order.
- (C) Approval of Minutes of August 14, 2008.
- (D) **FINAL APPROVALS:**
 - 1) **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.*
 - 2) **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.*
 - 3) **RENAISSANCE PARK / Tom Schneider, Agent for TGI Pearl Investors, LLC**

Final Site Plan of a proposed Phase I of a Retail Business Park located on the northeast corner of Whitney and Pearl Roads, PPN's 395-10-003, 018, 019 zoned General Business. * *ARB Favorable Recommendation 6-12-07.*
- (E) **NEW APPLICATIONS:**
 - 4) **PRIMITIVE METHODIST CHURCH/Rev. Bob Gill, Agent**

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

(E) **NEW APPLICATIONS, Cont'd:**

5) **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.

6) **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, 2008 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.*

7) **CORNER 1400 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.

(E) **NEW APPLICATIONS, Cont'd:**

8) **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.

9) **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.

10) **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, 002, 003 zoned General Business. *BZA Variance Granted 2/15/07. ARB Favorable Recommendation 3/20/07.*

11) **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 at the corner 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.

(E) **NEW APPLICATIONS, Cont'd:**

12) **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.

13) **PANINI'S RESTAURANT/ Bill Davison, Agent**

Site plan approval for 1,038 SF Meeting Room as well as site improvements for property located at 14952 Pearl Road, PPN 399-23-004 zoned General Business.

(F) **REFERRALS FROM COUNCIL:**

14) **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).

(G) **And any other business to come before this Commission.**