

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

June 12, 2008

The Planning Commission of the City of Strongsville met at the Strongsville Municipal Building located at 18688 Royalton Road, on **Thursday, June 12, 2008 at 7:30 p.m.**

Present: Planning Commission Members: Jeffrey Ice, Chairman, Charlene Barth, Gregory McDonald, and Mary Jane Walker. Council Representative: Raymond Haseley. Mayor Thomas P. Perciak. Administration: Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Building Department Representative, Joe Allen.

The following was discussed:

Enterprise Rent-A-Car: Mrs. Daley stated that this proposal is to perform exterior renovations to an existing building and parking lot addition for Enterprise Rent-a-Car, property located at 8674 Pearl Road. It is the existing Rocky's Rapid Oil Change that they are renovating and adding some additional parking in the back. From the City Planner, they did get the five variances that they needed. From Engineering, the plans are in approvable form. Mr. Allen stated that the plans are in approvable form subject to the plan review. ARB gave favorable recommendation on 5/20/08 subject to several revisions that they did change on their final plans. There was no report from Fire. Mr. Kolick stated that it was okay to act on.

Super 8 Motel: Mrs. Daley stated that this proposal is for exterior renovations to the existing motel located at 15385 Royalton Road. From the City Planner there is no report. From Engineering, there is no report. Mr. Allen stated that the plans are in approvable form. The existing railings on site need to be repaired. ARB gave favorable recommendation on 6-10-08. There is no report from the Fire Department. Mr. Kolick stated that the Commission could act on this but it would need to be made subject to the Building Department Report.

Southwest General Health Center: Mrs. Daley stated that this proposal is that the lot for additional parking that was previously approved at Planning Commission for the Hospice Center needs to be consolidated to the parcel for the existing Hospice site. This is just a clean up of that. From the City Planner there is no report. From Engineering, the lot consolidation is in approvable form. Mr. Allen stated that there was no report from the Building or Fire Departments. Mr. Kolick stated that the Commission could act on this matter.

VAM LTD.: Mrs. Daley stated that this is the Subdivision Plat for the Visconsi project at I-71 and 82. We had previously approved a Subdivision Plat for them. This is a revision because they are going to split off this back area and create a new parcel. Eventually this will get deeded over to another entity. Mayor Perciak stated that entity

would be the Metro Parks or someone who would take it and maintain it as green space. Mrs. Daley stated that it was going to be a preservation area. The subdivision is for the additional right-of-way on 82. She stated that the preservation is 11.4 acres and that there was 6.6 acres which is a deed restricted area and together it makes up 17 acres. From the City Planner there is no report. From Engineering it is in approvable form. Mr. Allen stated that there was no report from the Building Department or the Fire Department. Mr. Kolick stated that he was waiting for the signed Covenants and Deed Restrictions to be approved and that the Commission could act on this subject to the receipt of the signed Covenants and Deed Restrictions and it could proceed to City Council.

Santo's Italian Cuchina: Mrs. Daley stated that this is a small 532 SF addition to the existing restaurant at the corner of 130th and Albion just in front of the Bexley Place Subdivision. They are expanding to have room for 4 tables with 4 chairs each. From the City Planner, it does meet the set backs for the building. For the parking, required is 32 spaces and they are proposing 15 spaces. Note, the restaurant expansion is for only 16 seats. If the parking is needed which he feels it is not going to be needed, that they will be okay with the parking as proposed. If needed they do have room to construct the additional parking in the rear of the building. As it is with the 15 spaces Bob is confident that will be enough. From Engineering, there is no report on the Conditional Use. On the Site Plan, the preliminary plan is in approvable form. Note to Planning Commission: There are a number of outstanding items associated with the Bexley Place Subdivision that need to be addressed. The back of the sidewalk along West 130th Street needs to be properly backfilled. The sidewalks located in front of Common Properties A and B need to be constructed. The approved recreation plan needs to be constructed. As a contingency to the applicant's October 28, 2004 approval, the recreation work was to be completed by August 1, 2005. Mr. Gillespie stated that they were bonded and that the sidewalks were being installed as the houses were being built. He stated that things were going very very slowly. Mrs. Daley stated that she understood but that the sidewalk for the Common Property in front of Block A and B should be installed now. Mr. Gillespie asked if Block A was along Jacque. Mrs. Daley stated that it was on the corner of Jacque and Albion. Mr. Gillespie stated that there were two lots on there. Mrs. Daley stated that there were two lots on Jacque. Mr. Gillespie stated that they planned to build the sidewalks when they built the houses on those lots. Mr. Kolick stated that Mrs. Daley was referencing the Common Area. Mrs. Daley stated that the sidewalks should be installed in front of the Common Area now. Mr. Kolick stated that Mr. Gillespie should get the recreation in now and that he was beyond the time period given for the completion. Mr. Gillespie agreed to these improvements. Mr. Allen stated that there is no report on the Conditional Use. On the Site Plans the lighting plan would be approved and that the plans were subject to a review in accordance with the O.B.C.

He also stated that there was no report from Fire. Mr. Kolick stated that they would need to proceed to the BZA for the sit-down portion of the restaurant. They would need to be denied, it could be scheduled for the Public Hearing on the Conditional Use Permit and they could proceed to the ARB after the BZA. Mayor Perciak announced that all the future meetings after this one would be held at the Communications Center for about the next 2 years while the Municipal Building was being remodeled.

T-Mobile: Mrs. Daley stated that the proposal is to construct a 140' (extendable to 190') high monopole with a 144 SF cement pad and a 50' x 50' fenced compound to be located at 21211 Drake Road (Strongsville Recreation Park #3), P.P.N. 394-12-008. The site is zoned Public Facility. From the City Planner, regarding the conditional use, a monopole and associated equipment cabinet(s) are permitted where combined with another permitted use in a Public Facility zoning district. The minimum distance to any single family or two-family residential use or district lot line shall be 500 feet and they are proposing 700'. Their set back complies. Maximum height, they are allowed 200 feet (including antenna). They are proposing 140' tower expandable to 190'. The maximum size of an equipment shelter is 300 square feet and they have an ice shield cover which is 135 SF. From Engineering, there is no report on the Conditional Use and on the Site Plan the plans are in approvable form. Mr. Allen stated that on the Conditional Use there was no report and on the Site Plan it was subject to a O.B.C. review. He stated that there was no report from the Fire Department. Mr. Sindyla stated that he had talked to Mr. Bedford and he had stated that he wanted a 50' x 50' area removed to replace the parking. He stated that he would like direction from the City as to where that 50' x 50' should be placed. Mr. Kolick stated, that this would need to have a Public Hearing set for the Conditional Use and the site plan should be moved to ARB.

Hickory Branch Subdivision: Mrs. Daley stated that the proposal is construct 18 Single Family Sublots located on the extension of Hickory Branch Trail on P.P.N. 391-16-017 and rear of P.P.N.'s 391-16-006, 007, 011, 012, 013, 014, 015 and 019. The site is zoned R1-75. Mayor Perciak stated that Mr. Roth has talked to the residents. He does not want this subdivision to go in and he has asked that we vacate that street. Mr. Kraus and Mr. Kolick have written him a memo stating why that could not be done. Mr. Kolick stated that the applicant was going to be asked to approach the Meadowood Homeowners Association regarding joining in the overall association. They could pay the recreation fees to them. Part of the complaints that we have gotten from the residents is that if they are not part of Meadowood then they are not bound by the Covenant and Deeds. There are only 18 lots and it only makes sense to do it. Mr. Bloch stated that he had no problem talking to the Meadowood Association. Mr. Kolick stated that there were some wetlands issues there that needed to be resolved. He stated that this should be tabled tonight so that we could get through those issues.

Mayor Perciak asked Mr. Bloch what his timeline is on this. Mr. Bloch stated that as soon as he got all his approvals he was ready to start.

Kraft Fluid Systems: Mrs. Daley stated that this proposal is to expand an existing parking lot to include 24 additional parking spaces for property located at 14300 Foltz Parkway. From the City Planner, the proposal is to add 24 off-street parking spaces to serve the existing industrial facility. The required parking setback in a General Industrial zoning district is 50' from the right-of-way and they are indicating 32' so they will need to go for a variance on that. From Engineering, the pavement design should conform to the City standards including curb and curb drains. Final engineering plans are needed for final approval. Mr. Allen stated that there is no report from Building or from the Fire Department. Mr. Kolick stated that this matter needed to be sent to the BZA.

Ruggiero Split: Mrs. Daley stated that this proposal is to split PPN 395-27-001 creating two parcels. Parcel R-1 consisting of .5133 acres with 100.79' frontage on Albion Road. Parcel R-2 consisting of .7448 acres with 130.13' frontage on Albion Road. From the City Planner, it does meet the zoning requirements. From Engineering, it is in approvable form. They are going to get their sanitary sewer from the back with the subdivision that is going in now. They already signed a sewer assessment agreement. In the future when the City comes in and expands on our sanitary sewer and comes across the frontage, they have agreed to pay their fair share of the assessment. Mr. Allen stated that there was no report from Building or from the Fire Department. Mr. Kolick stated that the Commission could act on it as a Subdivision with the contingency on the sewer assessment.

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

Roll Call:

Members Present: Mr. Ice, Chairman
Mrs. Walker
Mr. McDonald
Mrs. Barth
Mr. Haseley, Council Rep.
Mayor Perciak

Also Present: Mr. Allen, Bldg. Dept. Rep.
Mrs. Daley, Design Engineer
Mr. Kolick, Asst. Law Dir.
Randy French, Fire Dept
Mr. Boron, ARB Chairman
Carol Oprea, Recording Secy.

ENTERPRISE RENT-A-CAR/ Tony Cerny, Agent

Site plan approval for exterior renovations to an existing building and parking lot addition for Enterprise Rent-a-Car, property located at 8674 Pearl Road PPN 395-06-004, 005, 006 zoned Motorist Service. **ARB Favorable Recommendation 5/20/08. BZA Variances Granted 5/14/08.*

Mr. Ice – Item Number One, Enterprise Rent-A-Car. Please state your name and address for the record.

Mr. Cerny – Tony Cerny, Architectural Design Studio, 620 E. Smith Road, Medina, Ohio 44256.

Mr. Coyne – Brian Coyne with Enterprise Rent-A-Car, 8674 Pearl Road, Strongsville, Ohio.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there were five areas of non-compliance with the Motorist Service zoning district however, the BZA granted the required variances on 5/14/08 so they are okay there. From Engineering the plans are in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Allen.

Mr. Allen - Thank you Mr. Chairman. From Building, the plans are in approvable form subject to a plan review in accordance with the O.B.C. The ARB gave favorable recommendation on 5/20/08 subject to several revisions which have been indicated on the final plans. There is no report from the Fire Department. Thank you.

Mr. Ice - Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman, we had confirmed at an earlier meeting that the car wash is just for your rental vehicles, with that you would be in a position to act on it. I know that the ARB did address the issue with where it abuts the residential area for both lighting and fencing. Thank you.

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

Mrs. Barth – Mr. Chairman.

Mr. Ice – Mrs. Barth.

Mrs. Barth – What are the hours of operation?

Mr. Coyne – Seven Thirty to Six and on Saturday, Nine to Twelve, closed on Sunday.

Mrs. Barth – Thank you.

Mr. Ice – Are there 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 for exterior renovations to an existing building and parking lot addition for Enterprise Rent-a-Car, property located at 8674 Pearl Road PPN 395-06-004, 005, 006 zoned Motorist Service.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – You are all set.

Mr. Coyne – Thank you.

SUPER 8 MOTEL/ Joanne Brown, Agent

Site Plan approval for Exterior Renovations to the existing Motel located at 15385 Royalton Road, PPN 399-02-013 zoned Motorist Service. **ARB Favorable Recommendation 6/10/08.*

Mr. Ice – Item Number Two, Super 8 Motel. Please state your name and address for the record.

Mr. Illes – Kerry Illes, 3599 A Reserve Commons Drive, Medina, Ohio, representing Super 8 Motel.

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. Allen.

Mr. Allen - Thank you Mr. Chairman. From Building, the plans are in approvable form. Any existing railings need to be evaluated for integrity. Site visit revealed a lack of maintenance and deteriorated materials. The notation "existing railing to remain" is on the plan with no indication of repair or maintenance to the existing railing. Details of the proposed changes need to be submitted for review in accordance with the O.B.C. ARB has given it favorable recommendation on 6/10/08 and there is no report from the Fire Department. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, you can act on it subject to the Building Department's report. I know at that last meeting, I don't know if it was you or another representative here, I think there was a young lady here that we told that we need to evaluate those railings. There seems to be some deterioration. They may need, for safety purposes to be replaced. You can act on it subject to the Building Department report. 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 for Exterior Renovations to the existing Motel located at 15385 Royalton Road, PPN 399-02-013 zoned Motorist Service, subject to the Building Department report as read on the floor this evening.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – You are all set.

Mr. Illes – Thank you.

NEW APPLICATIONS/SUBDIVISIONS:

SOUTHWEST GENERAL HEALTH CENTER/ Larry Fischer, Agent

Lot consolidation of PPN 397-17-009 and 008 for parking expansion to the existing Southwest General Hospice Facility located on Drake Road, PPN 397-17-009, 008 zoned General Business.

Mr. Ice – Item Number Three, Southwest General Health Center. Please state your name and address for the record.

Mr. Fischer – Larry Fischer, Perspectus Architecture, 13212 Shaker Square, #204, Cleveland, Ohio 44120.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering the lot consolidation is in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Allen.

Mr. Allen - Thank you Mr. Chairman. From Building, there is no report. There is no report from the Fire Department. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, this consolidation was requested by the City to clear up any zoning infringements when the new parking was installed. They are submitting what the City had requested. 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 397-17-009 and 008 for parking expansion to the existing Southwest General Hospice

Facility located on Drake Road, PPN 397-17-009, 008 zoned General Business. (There was a clerical error PPN 397-17-003 should actually be 397-17-009.)

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mayor Perciak abstained from voting on this issue.

Mr. Ice – You are all set Larry.

Mr. Fischer – Thank you.

VAM, LTD/ Greg Barrows, Agent

Revised Subdivision Plat approval of PPN's 396-14-001, 003, 004, 012 & 014 located on Royalton and Howe Roads, zoned General Business and reflecting a 0.1461 acre donation of right-of-way, a water main circulation easement and a sidewalk easement.

Mr. Ice – Item Number Four, VAM, Ltd. (No one appeared for the applicant.)

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering the subdivision plat is in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Allen.

Mr. Allen - Thank you Mr. Chairman. From Building, there is no report. There is no report from Fire. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, this is a revised plat that shows the changes required under the Judgment Entry and it gives us some additional right-of-way that is necessary on Royalton Road. I would ask that if you act upon it favorably that you also make it subject to the receipt of the final Covenants and Deed Restrictions. We have agreed

on the language, we are just waiting for the actual signed document. I am okay to act on it. 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 Revised Subdivision Plat approval of PPN's 396-14-001, 003, 004, 012 & 014 located on Royalton and Howe Roads, zoned General Business and reflecting a 0.1461 acre donation of right-of-way, a water main circulation easement and a sidewalk easement, subject to the receipt of the final Covenants and Deed Restrictions by the City's Law Department.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

SANTO'S ITALIAN CUCHINA/ Scott Gillespie, Agent

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

b) Approve a Modification of Parking requirements pursuant to Zoning Code Section 1270.04(b) to permit 17 less parking spaces for property located at 10252 West 130th Street and where the Code requires 32 spaces and where only 15 spaces are proposed, PPN 398-12-019 zoned Local Business.

c) Site Plan approval of a 532 SF addition to the existing Santo's Italian Cuchina located at 10252 W. 130th Street, PPN 398-12-019 zoned Local Business.

Mr. Ice – Item Number Five, Santo's Italian Cuchina. Please state your name and address for the record.

Mr. Gillespie - Scott Gillespie, 4555 Summit Circle, Brecksville, Ohio 44141, here for our requested building addition.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the building setback from the side street, required is 50' and they are indicating 55'. Off-street parking for a sit down restaurant requires 32 spaces and proposed is 15 spaces. Mr. Hill notes that the restaurant expansion is for only 16 seats and that there is room available to expand on that parking, should the parking become a problem in the future. From Engineering there is no report on the Conditional Use Permit or on the Modification of the Parking. The site plan is in approvable form. Final plans will be required with details showing existing and proposed grades shown on the parking. I also just wanted to make note to Mr. Gillespie what we had discussed in caucus regarding Bexley Place Subdivision just getting their recreation plan that needs to be that was previously approved and the sidewalks in the Common Areas. Thank you.

Mr. Ice - Thank you. Mr. Allen.

Mr. Allen - Thank you Mr. Chairman. From Building, there is no report on the Conditional Use. On the site plan the Building Department has questions about the parallel parking located on the south side of the proposed addition. These plans will be subject to a plan review in accordance with the O.B.C. Again we are going to look at the lighting plan. From the Fire Department there is no report. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, we will need to table the Conditional Use and the Modification of Parking. We will need to deny the Site Plan so that they can proceed to the BZA and if when they are approved, we will set the Conditional Use and they can go to ARB and in the meantime have everything ready to go if they get the variance from the BZA.

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

Mrs. Barth – Mr. Chairman.

Mr. Ice – Mrs. Barth.

Mrs. Barth – I would just like to commend you for the nice job you did on cleaning up the corner there and also for your reinvestment in Strongsville. Thank you for that.

Mr. Gillespie – Thank you.

Mr. Haseley – Mr. Chairman.

Mr. Ice – Mr. Haseley.

Mr. Haseley – What is a Cuchina?

Mr. Gillespie – It is Italian for kitchen.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a 532 SF addition to the existing Santo's Italian Cuchina located at 10252 W. 130th Street, PPN 398-12-019 zoned Local Business.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Nays DENIED

T-MOBILE/ John Sindyla, Agent

a) Conditional Use Permit for a Multiple Occupancy Permit pursuant to C. O. Section 1273 and 1242.07 to locate a Monopole Transmission Facility on land occupied by the Strongsville Recreation Park #3, 21211 Drake Road, PPN 394-12-008 zoned Public Facility.

b) Site Plan approval of a 140' (extendable to 190') high Monopole with a 144 SF cement pad and a 50' x 50' fenced compound to be located at 21211 Drake Road, PPN 394-12-008 zoned Public Facilities.

Mr. Ice – Item Number Six, T-Mobile. Please state your name and address for the record.

Mr. Sindyla – John Sindyla, 7425 Royalton Road, N. Royalton, Ohio 44133. The proposal before you tonight is to locate a 140' monopole, extendable to 190' at Strongsville Rec. Park #3, 21211 Drake Road. The tower and associated ground equipment would be enclosed by a 50' x 50' fenced area enclosed by 26 evergreen trees.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, regarding the conditional use, a monopole and associated equipment cabinet(s) are permitted where combined with another permitted use in a Public Facility zoning district. Regarding the site plan, the minimum distance to any single family or two-family residential use or district lot line shall be 500 feet. They are proposing 700'. They are providing access to their tower and shelter. The maximum height allowed for the tower is 200 feet, they are proposing 140' tower expandable to 190'. The maximum size of an equipment shelter allowed is 300 square feet for a single shelter, or, if there is more than one, 750 total square feet. They are indicating an Ice shield cover which is 135 SF. From Engineering, there is no report on the conditional use. On the site plan, the plans are in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Allen.

Mr. Allen - Thank you Mr. Chairman. From Building, there is no report on the conditional use. On the site plan, the plans are in approvable form subject to a plan review in accordance with the O.B.C. There is no report from the Fire Department. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, we will need to set the Conditional Use Permit for a Public Hearing. We can refer the site plan over to the ARB. The applicant is working with our department to finalize the License Agreement that is required. The applicant gave me some bonds tonight that I need to review, the Removal Bonds. We have those issues but we can keep that moving by setting it for a Public Hearing and sending it to ARB.

Mr. Ice - Thank you. Any other questions, or comments? Okay then we will send you over to the ARB on 6/24/08 and set it for a the Public Hearing on 6/26/08.

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 Seven, Hickory Branch Subdivision. Please state your name and address for the record.

Mr. Bloch – Sheldon Bloch, 27050 Cedar Road, Beachwood, Ohio.

Mr. Mackay – Michael Mackay with Mackay Engineering and Surveying, 7017 Pearl Road.

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, all permits from outside agencies are required prior to final planning commission approval. This includes the Cleveland Water Department, Ohio EPA and the Army Corps of Engineers, if necessary. The applicant is showing wetlands onsite that are to be filled. The applicant is indicating that 6 of the 18 lots may require sump pumps. We will work with the applicant's engineer and look at the grading there and try to minimize the number of sump pumps needed. The building setback on Prospect Road is 125 feet from the centerline, indicated on the plan is 50'. I have already discussed this with the applicant's engineer and they are going to make that revision there. It appears that a dry detention basin is to be used for stormwater management. This will outlet to an existing ditch just east of the site. An offsite easement will be necessary for the storm sewer to that ditch. The final plan must meet the requirements of the City's Tree Preservation Ordinance. Further comments will be provided to the applicant as the final plans are developed. Thank you.

Mr. Ice - Thank you. Mr. Allen.

Mr. Allen - Thank you Mr. Chairman. From Building, the plans are in approvable form. From Fire there is no report. Thank you.

Mr. Ice - Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman, as noted, they do comply with our Master Street Plan and what that document shows is that the street was stubbed for a future connection out to the cul de sac. We do have a number of issues that need to be resolved, and I have spoken to the applicant before we can take any action on it. One is noted that we need to get the Wetlands approval either an indication that it is underneath the Nationwide Permit or an actual approval from the Army Corp. of Engineers if it isn't. We need to see that off-site easement for any storm sewer

improvements that are outside of the subdivision. Most importantly they should approach the Meadowood Association like all of our other ones when they are close to a larger Association, it makes the most sense to join into an Association. If they are accepted by Meadowood then they could pay recreations fees that otherwise would need to be paid to the City, over to Meadowood to be used for Meadowood Recreation Improvements. If that comes about they would need the documents sent to my office. I have also spoken with the attorney for Meadowood and he is aware, having handled other ones in the past, what would need to be done. We would need to get the Covenant and Deeds adding them into the Master Association. We would need a letter from the Association indicating how they would use the recreational improvements. If, for what ever reason they were not accepted there are no other large Associations in that area then they would form their own association and proceed forward on that basis. We do not have a tree plan and they should be in touch with us administratively. We have a City Forester who will look at the tree plan, there is always a conflict between drainage and trees and maintaining them. We try to maintain trees where we can as long as it is not creating any storm water problems for the neighboring properties so that is something that we have to look out for. As the Engineer noted, we want to minimize any sump pumps that we can and again we have to look at just what the grades are here and what we can do. Those are issues that need to be addressed and the applicant is aware of them and they can proceed and contact Meadowood and we need to get some resolution to that issue to start with. In the mean time they can work on these other items with us administratively. Thank you.

Mr. Ice - Thank you. Any other questions, or comments? Okay then we will table this matter tonight so that you can work out the issues with the administration.

Mr. Mackay – Can I ask a question?

Mr. Ice – Certainly.

Mr. Mackay – You indicated that you wanted the Army Corp. of Engineer approval? On a preliminary approval?

Mr. Kolick – Yes, we need the approval to either indicate that you fall underneath the Nationwide Permit and you don't need the Army Corp. approval and that may be the case. We can't tell.

Mr. Mackay – So we have to get the Army Corp. approval is what you are saying before we get preliminary plan approval?

Mr. Kolick – Absolutely, for any final subdivision approval in the City.

Mr. Mackay – Okay and then the easement as well, we have an easement worked out and it is part of the agreement to purchase the property. That can't be finalized until plans are approved.

Mr. Kolick – It doesn't need to be signed but if you would get the easement to me there is language that the City requires in the easement that needs to go in there. We would need that for final approval, to have the signed document. For preliminary approval I just need to see the document and make sure that it complies with the City codes.

Mr. Mackay – That is it.

Mayor Perciak – When is all the engineering going to be done?

Mr. Mackay – Well the preliminary engineering is done and that is what I was curious about is, we have to do the final yet Mayor.

Mayor Perciak – Could you work real carefully with Mrs. Daley? We have several residents who are concerned about storm water run off, sanitary sewer and everything else so we are going to be very diligent as we review all the plans to make certain that not only will this be a good subdivision but that it doesn't affect the neighborhood around it with possible flooding and that type of thing. Would you work very closely with her so that we can get that accomplished?

Mr. Mackay – Certainly Mayor we will work very closely with her and I am sure that with her help and the City's we will be able to accomplish that.

Mayor Perciak – Thank you.

Mr. Ice – Thank you, any other questions? Okay we will table it for this evening then.

Mr. Mackay – Thank you.

KRAFT FLUID SYSTEMS/ Bill Davison, Agent

Site Plan approval of a Parking Lot Expansion to include 19 additional parking spaces for property located at 14300 Foltz Parkway, PPN 393-01-012 zoned General Industrial.

Mr. Ice – Item Number Eight, Kraft Fluid Systems. Please state your name and address for the record.

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

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the required parking setback in a General Industrial zoning district is 50' from the right-of-way and they are indicating 32'. From Engineering the pavement design should conform to the City's standards including curb and curb drains. Final engineering plans are needed for final approval. Thank you.

Mr. Ice - Thank you. Mr. Allen.

Mr. Allen - Thank you Mr. Chairman. From Building, there is no report. There is no report from the Fire Department. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, they will need to be denied so that they can proceed to the BZA to look at a variance for that parking setback. If they are approved I would suggest that they go directly to ARB and have everything completed and then they can come back before Planning. Thank you.

Mayor Perciak – Mr. Chairman and Mr. Kolick, I ask that we put this on a fast track for them. Kraft Fluid Systems are a very integral part of our business community and we don't want to do anything that will delay them.

Mr. Davison – Thank you.

Mr. Ice – Absolutely. 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 Parking Lot Expansion to include 19 additional parking spaces for property located at 14300 Foltz Parkway, PPN 393-01-012 zoned General Industrial.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Nays DENIED

Mr. Ice – You can now proceed to the BZA for your variance.

RUGGIERO SPLIT/ Joe Ruggiero, Owner

- a) Modification pursuant to Codified Ordinance Section 1228.01(i), to permit a Subdivision without Sanitary Sewers for property located at 15650 Albion Road, PPN 395-27-001 zoned R1-75.
- b) Subdivision of PPN 395-27-001 located at 15650 Albion Road zoned R1-75.

Mr. Ice – Item Number Nine, Ruggiero Split. Please state your name and address for the record.

Mr. Ruggiero – Joe Ruggiero, 14379 Bagley Road, Middleburg Heights, Ohio 44130, here to request a lot split on Albion and Bryn Mawr.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner the proposed split would create the following parcel; Parcel R-1 with a Lot Width of 100' and an area of 22,361 SF and Parcel R-2 with a width of 130' and area of 32,441 SF. Both Parcels R1 and R2 will exceed the required Lot Width of 75' and Lot Area of 12,750 SF in an R1-75 zoning district. From Engineering this does need to be a subdivision plat. There are no sanitary sewers currently on Albion Road so we will just need to change the language on the plat and add the appropriate clauses for Council approval. As previously mentioned, Albion does not have sanitary sewers. With the creation of the Ruggiero Subdivision, sanitary service was made available to these properties from the back. The applicant has signed a Sewer Assessment Agreement in the event sanitary sewers are constructed on Albion Road, the current property owners will pay their share of any assessments. Thank you.

Mr. Ice - Thank you. Mr. Allen.

Mr. Allen - Thank you Mr. Chairman. From Building, there is no report. There is no report from the Fire Department. Thank you.

Mr. Ice - Thank you. Mr. Kolick
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Mr. Kolick – Thank you Mr. Chairman, we have no immediate plans at the City to sewer this area on Albion so it would be appropriate to consider the modification. Any approval under Item B would be made subject to that sewer assessment agreement that we already have on file and in place. 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 modification pursuant to Codified Ordinance Section 1228.01(i), to permit a Subdivision without Sanitary Sewers for property located at 15650 Albion Road, PPN 395-27-001 zoned R1-75, subject to the Sewer Assessment Agreement that is already on file.

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 Subdivision of PPN 395-27-001 located at 15650 Albion Road zoned R1-75, subject to the Sewer Assessment Agreement currently on file.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED


Mr. Ruggiero – Mr. Allen, approximately how long till it gets filed. We are under contract on the existing house and we obviously can't sell that until the split is recorded.

Mr. Kolick – All you basically need to do is change that language on the plat to a subdivision and when you get it back to Engineering they can get it filed quickly after Council approval.


Mr. Ruggiero – Okay, he was just asking so that he could get organized with the bank for the closing. 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 8:25 p.m.



Jeffrey A. Ice, Chairman



Carol M. Oprea, Administrative
Assistant

Approved