

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

JANUARY 26, 2006

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. Haseley, Council Rep.
Mr. Buckholz

Also Present:

Mr. Biondillo, Bldg. Com.
Mrs. Daley, Design Engineer
Mr. Kolick, Asst. Law Dir.
Lt. Randy French, Fire Dept
Carol Oprea, Recording Secy.

EXCUSE MAYOR PERCIAK, CHARLENE BARTH AND GREG MCDONALD

Mr. Buckholz - Mr. Chairman

I move to excuse Mr. McDonald, Mrs. Barth, and Mayor Perciak for just cause this evening.

Mrs. Walker – Second

Mr. Ice – Secretary, please call the roll

Roll Call:

All Ayes

APPROVED

REVISED AGENDA

Mr. Buckholz – Mr. Chairman.

Mr. Ice – Mr. Buckholz.

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

Mrs. Walker – 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 July 27, 1995, December 8, 2005, December 22, 2005 and January 12, 2006. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

SBC CORPORATION / Wendy Bujnovsky, Agent

Site & Landscaping approval of an above-ground cabinet and cement pad to be located within the public right-of-way at 18626 Admiralty, PPN 397-18-014 zoned R1-75.

Mr. Ice – Under New Applications, Item Number One, SBC Corporation

Wendy Bujnovsky – Does this work using this microphone?

Mr. Ice – It should be on.

Ms. Bujnovsky – Hello, I'm Wendy Bujnovsky from SBC, 13630 Lorain Avenue, Cleveland.

Mr. Ice – Lets go right to the reports. Mrs. Daley

Mrs. Daley – Thank you Mr. Chairman. There is no report from the City Planner. From Engineering the plans are in approvable form. The cabinet will not obstruct drainage or interfere with sight lines. Thank you.

Mr. Ice – Mr. Biondillo.

Mr. Biondillo – Thank you. From Building, no report.

Mr. Ice – Lt. French

Lt. French – Thank you Mr. Chairman, from Fire no report.

Mr. Ice – Thank you, Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman. This item is in the right-of-way and will need to be referred over to ARB and if approved by this Commission will need to be confirmed by City Council. Thank you.

Mr. Ice – Thank you, any questions? Ok, Item number Two, SBC

SBC CORPORATION / Wendy Bujnovsky, Agent

Site and Landscaping Plan approval of an Above-Ground Cabinet and Cement Pad for property located on a private easement at 14400 Howe Road, PPN 396-24-001, zoned RMF-1.

Mr. Ice – Ms. Bujnovsky remains at the podium. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. No report from the City Planner. From Engineering the plans are in approvable form. The cabinet will not obstruct drainage or interfere with sight lines. The easement has been reviewed and found to be in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you. From Building, no report.

Mr. Ice – Thank you. Lt. French.

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

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. I will be reviewing the legal language in the easement and will report back. This needs to be referred to ARB.

Mr. Ice - Thank you. Any questions? Item Number Three, SBC.

SBC CORPORATION / Wendy Bujnovsky, Agent

Site and Landscaping Plan approval of an Above-Ground Cabinet and Cement Pad for property located on a private easement at 17460 Whitney Road, PPN 395-20-001 zoned RMF-1.

Mr. Ice – Ms. Bujnovsky remains at the podium. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. There is no report from the City Planner. From Engineering, the plans are in approvable form. The cabinet will not obstruct drainage or interfere with sight lines. The easement has been reviewed and found to be in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you. From Building no report.

Mr. Ice – Thank you. Lt. French.

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

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Again, my office will be reviewing the easement and this does need to be referred to the ARB.

Mr. Ice - Thank you. Any questions? Okay Wendy, on all three items, we refer you over to ARB.

Ms. Bujnovsky – Thank you.

Mr. Ice – Item Number Four under Final Approvals, Jardine's Funeral Home.

JARDINE FUNERALHOME / Jason Jardine, Principal

Site Plan approval of a new 8,250 SF Building to be located on Pearl Road, south of Shurmer Road, PPN 393-27-018 zoned General Business. *ARB Favorable Recommendation on 1-17-06.

Jason Jardine, 14701 Pearl Road.

Mr. Ice – Ok, we'll just go right to the reports. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, The proposal meets the General Business zoning requirements. From Engineering, the plans are in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you. From Building the site plan is in approvable form. We did receive an approved lighting plan and they received favorable recommendation from the ARB. Thank you.

Mr. Ice – Thank you. Lt. French.

Lt. French – Thank you, Mr. Chairman. From Fire we would need the applicant to have an Agreement with the property to his south, the U-Store-It, that the existing yard hydrant of U-Store-It will be accessible and usable by us for any service we have to perform on Mr. Jardine's new building. He would have to get an agreement with U-Store-It on that. We would like a parking space, at least one parking space marked off with an above ground sign, also striped off on the pavement, No Parking Fire Lane, so that we can have clear access to that hydrant. The front canopy on the eastern elevation of this building, we need to have a minimum of 10 foot clearance for our squad to be able to pull under it. We need to have it clearly marked at both ends of the canopy, 10 foot clearance. That is all.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Any approval tonight needs to be made subject to receipt of an actual easement from that neighboring property owner for the joint use of that hydrant. The only other item I'm going to note here, that I don't think we picked up before is, if they do lose any parking spaces, they are right on the numbers. They are required 82 and they are indicating 82. I don't know if they could pick up anywhere else on the site, if you lose one in front of the Fire Department required hydrant, of if we need a modification here tonight. We can ask between Engineering and Building, can they pick up that other . . .

Mr. Jardine – This in regards to one parking place?

Mr. Kolick – Yes.

Mr. Jardine – For the fire hydrant?

Mr. Kolick – Yes.

Mr. Ice – Mrs. Daley or Mr. Biondillo?

Mrs. Daley – It looks like you can push the parking out on either the north or the south to pick up the additional two spaces. There is plenty of setback from Pearl Road so that should not be a problem. Thank you.

Mr. Kolick – Then lets just make it subject to the receipt of the easement and we'll be fine.

Mr. Ice - Thank you. Any questions from members?

Mr. Buckholz – Mr. Chairman

Mr. Ice – Mr. Buckholz.

Mr. Buckholz – I move for favorable consideration for Site Plan approval a new 8,250 SF Building to be located on Pearl Road, south of Shurmer Road, PPN 393-27-018 zoned General Business. *ARB Favorable Recommendation of 1-17-06. Subject to the Fire Department's report this evening and receipt of the easement as stated by the Assistant Law Director. Jardine Funeral Home, Jason Jardine, Principal, Applicant.

Mr. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok Jason you are all set.

Mr. Jardine – Just a question on that easement for the fire hydrant, that has to be done prior to pulling permits?

Mr. Kolick – Yes. It should be done before you pull any permits on it.

Mr. Jardine – Ok, good enough.

Mr. Ice – Thank you. Item Number Five, Dearborn and Dearborn

K. DEARBORN & DEARBORN, INC / Steve Sokol, Agent

- a) A Modification pursuant to Section 1228.01(i), of the Codified Ordinances of Strongsville, to permit a Subdivision without Sanitary Sewers.
- b) Subdivision of PPN's 391-13-004, 391-13-009 and 391-13-013 located on Priem Road, zoned R1-75.

Thank you, I am John Brown, I'm the Attorney for Ken Dearborn, who is the seller and subdivider.

Mr. Ice – Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the request is to split the rear 171.6' x 500.19' of PPN 391-13-009 and attach same to adjacent parcel 391-13-013 which in turn will be attached to PPN 391-13-004, establishing "consolidation parcel" which has 80.8' frontage along the east side of Priem Road and lot area of 7.8 acres. Both of these parcels will meet the zoning requirements of the R1-75 zoning district. From Engineering, We did receive a letter from the Cuyahoga County Board of Health approving a septic system on the 7.76 acre Consolidated Parcel. The Plat is in approvable form, subject to it being titled "Subdivision", due to the lack of sanitary sewer on Priem Road and it needs to have the appropriate clauses on there. We did ask the applicant to add notes on the plat stating that the two consolidated parcels would not be developed until the sanitary is run down Priem Road and they have done that. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you. From Building no report. Thank you.

Mr. Ice – Thank you. Lt. French.

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

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Any approval should be made subject here tonight to the Engineers report. I do have a question for the applicant. Are there any plans to develop this? Or what is the situation at this point?

Mr. Brown – Steve Sokol is going to be developing it. There are no current plans. In the future, yes.

Mr. Kolick – The question is, is he picking up additional land or is it just for a cul de sac or something in this area, are there plans now?

Mr. Brown – I don't know. I am only familiar with the parcels that are for sale.

Mr. Kolick – Ok. Thank you.

Mr. Ice - Thank you. Any questions?

Mr. Buckholz – Mr. Chairman

Mr. Ice – Mr. Buckholz.

Mr. Buckholz – I move for favorable consideration of a modification pursuant to Section 1228.01(i), of the Codified Ordinances of Strongsville, to permit a Subdivision without Sanitary Sewers. Subject to the Engineer's report this evening. K. DEARBORN & DEARBORN, INC / Steve Sokol, Agent, Applicant.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Buckholz – Mr. Chairman

Mr. Ice – Mr. Buckholz

Mr. Buckholz – I move for favorable consideration of a Subdivision of PPN's 391-13-004, 391-13-009 and 391-13-013 located on Priem Road, zoned R1-75. K. DEARBORN & DEARBORN, INC/ Steve Sokol, Agent, Applicant.

Mr. Kolick – Mr. Chairman, that should be subject to the same contingencies.

Mr. Buckholz – Excuse me, and subject the same Engineer's report this evening as well.

Mr. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Mr. Brown you are all set.

Mr. Brown – Thank you.

Mr. Ice – Thank you. Item Number Six, Timber Ridge Estates.

TIMBER RIDGE ESTATES/ Paul Stradtman, Agent

Parcel Split of PPN 398-14-008 (Sublot 9) to be split into two parcels, listed as Parcel A and Parcel B, located at the north end of Timber Edge Place; zoned R1-75.

I am Paul Stradtman and everyone knows who I am.

Mr. Ice – I think we do Paul. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposed Lot Split and consolidation will create the following; Parcel “A” which has a lot width of 84’ and an area of 18,111 SF and Parcel “B” which has a width of 195’ and an area of 61,145 SF. Both Parcel A & B will exceed the minimum Lot Width (75’) and Lot Area required (12,750 SF) in an R1-75 zoning district. From Engineering, the Lot Split and Consolidation is in approvable form. Timber Edge Place is fully improved and the sanitary sewer has been extended to the Parcel that fronts on Webster Road. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you. From Building no report. Thank you.

Mr. Ice – Thank you. Lt. French.

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

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. I don’t have a problem with the Parcel Split however, as I mentioned in caucus, the residue parcel of Sublot 9 currently is encumbered with the Covenants and Deeds for Timber Ridge. That needs to be

removed from Timber Ridge so that we don't have a lot that's half in the Association and half out of the Association. If you make it contingent to that, that would be appropriate.

Mr. Stradtman – I can take care of that tomorrow. My attorney will take care of it and it should be taken care of, by the first of the week you should have it.

Mr. Kolick – Ok.

Mr. Ice - Thank you. Any questions?

Mr. Buckholz – Mr. Chairman

Mr. Ice – Mr. Buckholz.

Mr. Buckholz – I move for favorable consideration of a Parcel Split of PPN 398-14-008 (Sublot 9) to be split into two parcels, listed as Parcel A and Parcel B, located at the north end of Timber Edge Place; zoned R1-75. Subject to the Law Department's report this evening. TIMBER RIDGE ESTATES/ Paul Stradtman, Agent, Applicant

Mr. Walker – Second.

Mr. Ice, Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Paul, you are all set.

Mr. Stradtman – Thank you very much. This is a long process.

Mr. Ice – Yes it is.

Mr. Stradtman – I'm glad it's over with. Thank you very much.

REFERRALS FROM COUNCIL

Mr. Ice – Under Referrals from Council, Mr. Haseley.

Mr. Haseley – Thank you Mr. Chairman. Item Seven, Ordinance No. 2002-41. I am requesting an unfavorable recommendation to be sent back to Council.

Mr. Kolick – Mr. Chairman, just a couple of comments on this. As you recall it originally came to us back in our report dated in February of 2002. That report obviously would be dated at this point and not able to be approved. The second thing is we've now approved the Renaissance Development over which a good portion of this report covered. It would be appropriate to defeat it at this point and send it back to Council. Thank you.

Mr. Ice – Thank you. Ordinance No. 2002-41 An Ordinance approving the Pearl Road Revitalization Plan, making findings in connection therewith, and declaring an emergency.

Mr. Buckholz – Move for favorable recommendation.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Nays DEFEATED

Mr. Ice – Mr. Haseley, you have a no.

Mr. Haseley – Thank you. Lastly Item Eight, Ordinance No. 2006-11. I would ask for a favorable recommendation to be sent back to Council, so we can make that a part of the record.

Mr. Ice – Thank you. Ordinance No. 2006-11 An Ordinance **Amending Section 1248.02** of Title Six of Part Twelve-Planning and Zoning Code, of the Codified Ordinances of the City of Strongsville **establishing the term of membership on the Board of Zoning Appeals**, and Declaring an Emergency.

Mr. Buckholz – Move for favorable recommendation.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Haseley – Thank you.

OTHER BUSINESS:

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 8:15 p.m.

Jeffrey A. Ice, Chairman