

**STRONGSVILLE PLANNING COMMISSION**

**MINUTES OF MEETING**

**February 23, 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. McDonald Mrs. Barth Mayor Perciak
	Also Present:	Mr. Biondillo, Bldg. Com. Mrs. Daley, Design Engineer Mr. Kolick, Asst. Law Dir. Lt. Randy French, Fire Dept Mr. Boron, ARB Chairman Carol Oprea, Recording Secy.

**EXCUSE MR. BUCKHOLZ AND MR. HASELEY**

Mr. McDonald - Mr. Chairman

Mr. Ice – Mr. McDonald

Mr. McDonald - I move to excuse Mr. Buckholz and Mr. Haseley for just cause.

Mrs. Walker – Second

Mr. Ice – Secretary, please call the roll

Roll Call: All Ayes APPROVED

**Approval of Minutes**

Mr. Ice – You have all had a chance to review the minutes of February 9, 2006. If there are no additions or corrections they will stand as submitted.

**PUBLIC HEARINGS:**

**MY GIRL FRIEND'S KITCHEN/ Bill Davison, Agent**

Conditional Use to permit Super Suppers to utilize 1,800 SF of space as a "meal assembly" kitchen establishment pursuant to Codified Ordinance Sections 1258.03(a)(3)(A)(6) and 1242.07(b)(2); property located at 16512 Pearl Road (Pearl Echo Plaza), part of PPN 393-34-005 zoned General Business.

Mr. Ice – Item Number One, My Girlfriend's Kitchen, please state your name and address for the record.

Diana Gravo, 16512 Pearl Road for My Girlfriend's Kitchen. Bill Davison, 26031 Center Ridge Road, Westlake.

Mr. Ice – Give us a brief description of what you are doing.

Ms. Gravo – My Girlfriend's Kitchen is a meal assembly franchise, customers come in and in a 2 hour time period and assemble 12 meals of, fresh meals of to take home for their families. We do all the shopping, dicing, prep and everything and in less than 2 hours they have 12 meals for 4 to 6 adults to take home. Relieves a lot of stress for the families.

Mr. Ice – Thank you. Anyone else wishing to speak in favor of? Against? Public Hearing portion will be closed. We will listen to the administration reports, Mrs. Daley

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the required parking is 72 spaces they are providing 74 and there is no report from Engineer Thank you.

Mr. Ice – Thank you. Mr. Biondillo

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

Mr. Ice – Thank you. Lt. French.

Lt. French – Thank you, Mr. Chairman. From Fire as in our previous report we still require 2 knox boxes on this building.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. No report other than if an approval is forthcoming it should be made subject to the Fire Department's report this evening.

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 Conditional Use to permit My Girlfriend's Kitchen to utilize 1,800 SF of space as a "meal assembly" kitchen establishment pursuant to Codified Ordinance Sections 1258.03(a)(3)(A)(6) and 1242.07(b)(2); property located at 16512 Pearl Road (Pearl Echo Plaza), part of PPN 393-34-005 zoned General Business subject the Fire Department's report this evening, My Girlfriend's Kitchen, Bill Davison, Agent.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok, you are all set.

Mr. Davison – Thank you.

**NEW APPLICATIONS:**

**ATHENS, MASUGA OFFICE BUILDING / Bill Davison, Architect**

Consolidation of PPN 393-19-033 and 393-19-034, located on the northwest corner of Pearl Road and Pierce Drive, zoned General Business.

Mr. Ice – Item Number Two, Athens, Masuga Office Building, Mr. Davison remains at the podium. We will just go to the reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman from the City Planner, the consolidated parcel is zoned General Business and will have a lot area of 0.9464 acres and a lot width of 144.97. From Engineering, the consolidation plat is in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, for the applicant, I spoke to the applicant before the Caucus and just want to bring some things up so they could take into account in their final design; they have to provide access easements for the adjacent property to the north, both at the front and the rear of the properties. Consideration should be made for some sort of easement for the maintenance of the adjacent structure that's going to protrude out further towards Pearl Road for that structure to the north. Additionally from a design standpoint, we are going to need to see that the property next door is protected during the demolition phase and also during the construction phase, not knowing what the depth of the existing footers are. I'm sure you are going to take into account any shoring that would be needed or protection of the footing and foundation of that adjacent parcel. I just wanted to bring them up on the record for the purpose of applicant and also the adjacent property owner. 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. This is the consolidation which we had requested to clean up some technical code issues so that their development can go forward. That's all I have.

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 the Consolidation of PPN 393-19-033 and 393-19-034, located on the northwest corner of Pearl Road and Pierce Drive, zoned General Business, Athens, Masuga Office Building, Bill Davison, Architect.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok Bill, you are all set.

Mr. Davison – Thanks.

Mayor Perciak – Thank you, lets get it moving.

## **FINAL APPROVALS**

### **WEBSTER ROAD LLC / Eric Kramer, Agent**

Preliminary and Final Subdivision Plan approval of Avery Walden, Phase 2, consisting of 19 Single Family Sublots to be located on Castelreagh Lane, PPN 398-17-001 zoned R1-100.

Mr. Ice - Item Number Three, Webster Road LLC, please state your name and address for the record.

Mr. Tim Dean, 22100 Horseshoe Lane, Strongsville, Ohio. I'm here representing Webster Road Group LLC for phase 2 of the Avery Walden Subdivision which consists of 19 lots.

Mr. Ice – Thank you, Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the Final Subdivision Plan is in accordance with the Preliminary Development Plan approved by the Planning Commission on May 12, 2005. From Engineering, Final Subdivision Plans are in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman, no report

Mr. Ice - Thank you. Lt. French.

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

Mr. Ice - Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. This subdivision is incorporated in the overall Homeowners Association Covenants and Deeds for the overall association. The builder will pay for a recreation fee on individual lots on here. The Metro Parks, we received yesterday, after weeks of waiting, as the applicant is aware, finally yesterday approval from Metro Parks to go forward. The only requirement they asked is that it be done with understanding that the future or that the easements would be finalized in the future and

put into written form. That needs to be made part of the motion here this evening. There is a Tree Plan that was approved by our City Forester and if the applicant hasn't, they need to sign the Posting ordinance. 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 Preliminary and Final Subdivision Plan approval of Avery Walden, Phase 2, consisting of 19 Single Family Sublots to be located on Castelreagh Lane, PPN 398-17-001 zoned R1-100, subject to the future finalization of the easements with the Metro Parks and the Tree Plan approved by the City Forester. Webster Road LLC, Tim Dean, Agent.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – All set Tim.

Mr. Dean – Thank you very much.

**BAKER'S CREEK PARCEL SPLIT AND CONSOLIDATION/ Robert Jablonski, Agent**

Parcel Split and Consolidation of PPN 393-34-003 and 393-34-010, located west of Pearl Road, zoned R1-75.

Mr. Ice – Item Four, Bakers Creek Parcel Split and Consolidation, please state your name and address for the record.

Gregory Happ, I am an Attorney, 238 West Liberty Street, Medina, Ohio 44256. We are here on Item no. 4 is, there were to be 3 parcels, one an egress/ingress another parcel for a headwall to a drainage pipeline and another easement that was to be a conservation easement on the Michaud's property. After discussions with Michaud and the Starkey's, who own the property, they would prefer that we acquire the property and annex it to the subdivision. Pursuant to that we have done that.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the request will create the following parcels; Parcel 1. has an area of 17.5 acres and a lot width of 60' on Woodshire Drive and 75' on Bowman. Parcel 2 will have a lot area of 10.4 acres and a lot width of 90' on Pearl Road. From Engineering the Lot Split and Consolidation map is in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman, no report.

Mr. Ice - Thank you. Lt. French

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

Mr. Ice - Mr. Boron, I'm sorry we will do that next time. Mr. Kolick.

Mr. Kolick - Thank you Mr. Chairman. As the applicant stated this cuts a small piece off of Michaud's and adds it to the subdivision is probably a better arrangement because that way it puts it within the common property that will be maintained by the association, rather than they and us both having an easement over it. It is probably a better situation. Thank you.

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

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Parcel Split and Consolidation of PPN 393-34-003 and 393-34-010, located west of Pearl Road, zoned R1-75. Bakers Creek Parcel Split and Consolidation, Robert Jablonski, Agent.

Mrs. Walker - Second.

Mr. Ice - Secretary please call the roll

Roll Call:

All Ayes

APPROVED

**BAKER'S CREEK SFD & CD SUBDIVISION / Robert Jablonski, Agent**

Final Subdivision Plan approval of 24 Single Family Sublots and 14 detached clusters units to be located within the proposed Baker's Creek Subdivision, PPN 393-34-003 located west of Pearl Road, zoned R1-75.

Mr. Ice - Item Number Five, Bakers Creek Final Subdivision Plan. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the Final Subdivision Plan is in accordance with the Preliminary Development Plan approved by the Planning Commission 12/22/05. From Engineering the Improvement Plans are in approvable form subject to the following, the note stating that the existing lake is to be drained is to be removed from Sheet No. 2, the lake will be kept in its existing state. The conservation easement, which was approved by the Ohio EPA, states that the lake cannot be dredged. It will, in time, become silted in and be a maintained wetlands area. The Engineering Department has received a Mailbox Plan and Lighting Plan and also with respect to the existing lake, the Army Corp. permit states that the existing stream bed and riparian zone around the lake are to be cleaned of all unnatural material and debris and the riparian zone is to be restored to a natural field-like condition. Thank you.

Mr. Ice. - Thank you, Mr. Biondillo,

Mr. Biondillo - Thank you Mr. Chairman, no report.

Mr. Ice - Thank you, Mr. Boron.

Mr. Boron – Thank you, Mr. Chairman. The ARB gave favorable recommendation contingent on the buffering against the Michaud's parcel. It's to have, as shown a 5 foot high earth mound with an 8 foot minimum evergreen screening and plantings on the top. When the mound is installed, we requested that the owner contact the City Forester for any additional screening or any holes to be filled in the landscaping mound. Thank you.

Mr. Ice – Will the developer agree to that?

Mr. Jablonski – Yes.

Mr. Ice - Lt. French

Lt. French - Thank you Mr. Chairman. No report from Fire.

Mr. Ice - Thank you, Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman. I have received the acknowledgement from the Secretary of State that they have formed the new Homeowners Association. I have received the Covenant and Deeds creating a new Homeowners Association for this particular subdivision. We have requested and we have received and I have approved the sanity sewer easement that goes from Bowman in a northward direction up to the subdivision. I have received and approved the storm sewer easement over the O'Connor property. I have received and approved the two storm sewer easements over the Starkey property. We have also received the conservation easements that were required by the Ohio EPA on the property. As noted, we received and approved administratively the mail box plan and the lighting plan. There is a tree plan that you have in your packet tonight; I think our City Forester has requested a Red Sunset Maple on Woodshire, which is the single family residence, not the cluster plan and needs to be approved tonight. The applicant has signed the Posting Ordinance and that is in order. As it is set up now, the applicant will pay the recreation fee. It should be noted, and we talked to the applicant in Caucus, any sale to a builder should show on s/l 10 and 11 that they may need some special foundations, given their proximity to that drainage area that's going through there. We did request that there be signage around the area to the west and also that there be gates and bollards to keep cars from driving back there. Those have all now been shown on the plans. As you are aware, in Caucus tonight the Ward Councilman brought up the possibility of them attaching onto Echo Lake Homeowners Association. We as a Commission have always encouraged that so that they will be part of an overall association. The developer has agreed to go back and to talk to them to see if they would be willing to accept them in. Understand if they do, we would do away with these Homeowners Association documents and add them to Echo Lake. There are two things we would need in order to do that, that would be the Homeowners Association having signed and the developer having signed to add this into Echo Lake and the second item we would need is a revised recreation plan for Echo Lake just indicating what they are going to do with the funds that you otherwise would have paid for recreation to the City, instead will go to the Homeowners Association. I hope in your discussions with them you do say that there are certain advantages to them, namely the recreation fee, they would be receiving directly. They would just need to give us a plan as to how they are going to use those fees and a time period to complete it. There certainly are advantages to the abutting association to accept them in as well. This evening my suggestion is that these contingencies be made, one to be made subject to the Engineer's report this evening; two it be made subject to the developer adding trees on the mound abutting Michaud's, if deemed necessary by the City Forester after the installation of the mound and landscaping; and 3, it be made subject to the developer approaching Echo Lake Homeowners Association to see if the association would be interested in adding this area into the association. I think with those, we have covered everything. Thank you.

Mayor – I have a question Mr. Chairman. What sublots are those, S/L 10 and 11?

Mr. Kolick – 10 and 11, that's correct.

Mayor - How are we going to denote that on the plat so when they come in this doesn't slip through the cracks? We have had some problems like this in the past and then we got all these people who once the houses are up, coming to Council then and voicing their opinion that something may or may not have happened. We just had a situation very similar to that either in Pine Lakes or Pine Lakes Village and then we are seeing it now, how many years later. Is there a way that we can denote it on the plat? Madam Engineer, or Counselor? Where are we going to put this?

Mr. Kolick. We won't need to do that, it should be earmarked in the Building Department, when you issue any permits for S/L 10 and 11 before those get denoted it should be that way. I hesitate to put it on the plat because it may not need it. You don't know at this point, is that correct Mr. Biondillo?

Mr. Biondillo – Mr. Chairman, Mayor, Dan, we will note it when it comes in when they have their individual topographical survey. Not knowing whether those are going to have basements or not. I think this had to do with the fact that there was a storm sewer pipe through there and given the size of the pipe, it would be a rather large excavation, if they every had to get in there to replace the pipe or make any repairs. Structural provisions can be made if they are going to do a foundation wall to design it as a retaining wall so it wouldn't be affected whether it had to be excavated completely out or not. We would note that the Engineering Department is aware of it when those two come in for topographical survey to review.

Mr. Kolick – So what you are saying, then Mr. Biondillo we pick it up both in the Building Department and in the Engineering Department by way of the approval of the topo plan and approval of the building plans?

Mr. Biondillo – That is correct. Unless we want it noted on the plat as well. It's something that the homeowner should be made aware of though, as well though too.

Mayor – You remember us dealing with this just, how many weeks ago?

Mrs. Barth – Mr. Chairman.

Mr. Ice – Mrs. Barth.

Mrs. Barth – I brought the same issue up in Caucus, Mayor, and they suggested it be part of the purchase agreement. So I think it should be done on both sides. On the builder's side, that it should be part of the purchase agreement, knowing that. Because the resident has to be made aware of what it involves on subplot 10 and 11. I think it

would be unfair for them not to know that because that's a big issue. I mean we, Pine Lakes is not the only issue. Throughout the years, we've run into these types of situations.

Mr. Happ – Having been involved in numerous law suits with developers over lots that certain conditions weren't disclosed, I can guarantee you that these two lots by any intelligent builder, I mean a developer, or builder is going to disclose what needs to be done, especially after its been brought up in a public meeting like this.

Mayor – We appreciate what you are saying but we just don't want to live with this 5 years from today or something. You know what happens is, for 35 yrs. I did nothing but lend on subdivision. Sometimes when we, when things go on and people are anxious to wind up a transaction, it goes up and things like this just happen. We are not saying that there is any malice, it just falls through the cracks and then we are left to deal with it. I just want to make sure that we don't have to deal with it, that's all.

Mr. Kolick – I think with that, Mr. Chairman, we will make sure we note it on Building Permits, we will make sure we note it on the Grading Plan, that way at least it will be a matter of public record up at City Hall.

Mr. Ice – Any other questions, comments from the members?

Mr. McDonald - Mr. Chairman

Mr. Ice - Mr. McDonald

Mr. McDonald - Just one other comment. Is anybody in audience from Echo Lake? No? Ok. Well for Echo Lake and part of your message to Echo Lake we talked about the rec fee, that is \$800.00 per lot, so that is \$30,000 dollars that Echo Lake has to gain from this plus the future architectural control and somewhat control over the property for future resale value too. It makes all the sense in the world for them to join Echo Lake and I would strongly encourage that they understand this is going to happen with or without them and it makes more sense to the City as well as to Echo Lake that it does. So do the best sales job that you can put on for them and if we can help in any manner, don't hesitate to ask.

Mr. Happ – I think it is just a matter of them reviewing, what now is a reality with the conservation easements, the maintenance easements, and its kind of, I think the documentation is well in place now for them to be able to make an adequate review of what their potential liability is down the road, which may not have been there before.

Mr. Kolick – Mr. Happ, we would appreciate it if you or your client, someone lets us know by way of writing that you met with them on such and such a date and they either accepted you in or they are not accepting you in so we know how to proceed, because from here you need to proceed to Council and I really would request that you hop on it quickly so that we have an answer by the time it got to City Council and we know what is happening with it. Thanks.

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Final Subdivision Plan approval of 24 Single Family Sublots and 14 detached clusters units to be located within the proposed Baker's Creek Subdivision, PPN 393-34-003 located west of Pearl Road, zoned R1-75, subject to the 3 contingencies as read by the Assistant Law Director subject to the Engineering Report, ARB's Report, regarding additional trees as necessary and the Developer discussing the joining of the Echo Lake Homeowners Association with representatives of Echo Lake in lieu of forming their own Homeowners Association. Bakers Creek SFD & CD Subdivision, Robert Jablonski, Agent

Mrs. Walker - Second.

Mr. Ice - Secretary please call the roll.

Roll Call: All Ayes APPROVED

**BAKER'S CREEK SFD & CD SUBDIVISION / Robert Jablonski, Agent**

Tax Split Map approval for Block "D" of the Baker's Creek Subdivision located within the proposed Baker's Creek Subdivision, PPN 393-34-003 located west of Pearl Road, zoned R1-75.

Mr. Ice - Ok, you are all set. Item Number Six, Bakers Creek SFD & CD Subdivision, Lets go to the reports, Mrs. Daley.

Mrs. Daley - Thank you, Mr. Chairman. There is no report from the City Planner. From Engineering it is in approvable form. Thank you.

Mr. Ice - Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building no report.

Mr. Ice. - Thank you, Lt. French

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

Mr. Ice. - Mr. Kolick

Mr. Kolick - Thank you, Mr. Chairman. This area is encompassed within the current Covenant and Deeds and conversely if they join Echo Lake, I'm sure it will be encompassed in those as well. That is all I have.

Mr. Ice - Thank you. Questions from the members?

Mr. McDonald - Mr. Chairman

Mr. Ice - Mr. McDonald

Mr. McDonald - I move to give favorable consideration for Tax Split Map approval for Block "D" of the Baker's Creek Subdivision located within the proposed Baker's Creek Subdivision, PPN 393-34-003 located west of Pearl Road, zoned R1-75. Bakers Creek SFD & CD Subdivision, Robert Jablonski, Agent.

Mrs. Walker – Second.

Mr. Ice. - Secretary please call the roll.

Roll called

All Ayes

Approved

Mr. Ice – Now you are all set.

### **REFERRALS FROM COUNCIL**

**Ordinance No. 2006-1** by Mayor Perciak and Mr. Haseley. AN ORDINANCE AMENDING SECTION 1250.03 OF TITLE SIX OF PART TWELVE OF THE CODIFIED ORDINANCES OF THE CITY TO ESTABLISH A NEW ZONING MAP, AS AMENDED. 1<sup>ST</sup> RDG: 1-17-06, Amended by substitution 2-6-06 2<sup>ND</sup> rdg: 2-6-06.

Mr. Ice - Ok under Referrals from Council, Mr. Kolick.

Mr. Kolick - Thank you Mr. Chairman. The first item, Ordinance No. 2006-1 is a revision of our zoning map. It's been a number of years since we revised our overall map. This map picked up all of the zoning changes which have occurred since the last time we did an overall map, which was a number of years ago. I know our Engineering Department has reviewed it and has certified to our Law Department with this last amendment that they have picked up all of the changes by way of ordinance. Thank you.

Mr. Ice – Thank you, Ordinance No. 2006-1 by Mayor Perciak and Mr. Haseley an Ordinance amending section 1250.03 of the Title Six of Part Twelve of the Codified Ordinances of the City to establish new Zoning Map as amended

Mr. McDonald - Mr. Chairman

Mr. Ice - Mr. McDonald

Mr. McDonald - I move to give favorable consideration.

Mrs. Walker - Second

Mr. Ice. - Secretary please call the roll

Roll called

All Ayes

Favorable Recommendation

**Ordinance No. 2006-24:** by Mayor Perciak and Mr. Haseley. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED ON PEARL ROAD NORTH OF MARC'S (PPN 393-31-010) IN THE CITY OF STRONGSVILLE FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION. (Neil Sika, Owner. Proposed General Business/Retail) 1<sup>st</sup> rdg: 2-6-06.

Mr. Ice – Ok, 2006-1 gets a favorable. Item Number 8, Ordinance No. 2006-24, Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. This is currently a vacant parcel of property to the north of the Marcs, on Pearl Road, the west side of Pearl Road. I know we have Mr. Sika here who might want to address what the plans are. I know at one time this was zoned General Business. I think, at one time a day care center or something was proposed, was changed to Public Facility and he has now requested we take it back to General Business and it maybe appropriate to have a couple of words from Mr. Sika.

Mr. Ice – Absolutely.

Mr. Sika – Good evening. Basically as he had said at one time it was zoned, originally it was zoned General Business and we had plans 6 or 7 years ago to put in a Children's World had it reclassified Public Facility. Things did not work out. We looked for certain things in terms of other Public Facilities to be put on that and most of the opportunities that I have over the years have been General Business. I would like to switch it back to General Business. As of right now, I have no plans as far as or no proposed tenants at this point. It is just to make it a more marketable property.

Mr. Ice – Thanks. **Ordinance No. 2006-24:** by Mayor Perciak and Mr. Haseley. An ordinance amending the zoning map of the City of Strongsville Codified Ordinances of the City of Strongsville to change the zoning classification of certain real estate located on Pearl Road north of Marc's (**PPN 393-31-010**) in the City of Strongsville from PF (**PUBLIC FACILITIES**) classification to GB (**GENERAL BUSINESS**)

Mr. McDonald - Mr. Chairman

Mr. Ice - Mr. McDonald

Mr. McDonald – I move to give favorable consideration.

Mrs. Walker - Second

Mr. Ice. - Secretary please call the roll

Roll called

All Ayes

Approved

**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 8:35 p.m.

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Jeffrey A. Ice, Chairman