

Mr. Haseley – Secretary please call the roll.

Roll Call: All Ayes APPROVED

Approval of Minutes

Mr. Haseley – You have had a chance to review the minutes of March 9, 2006, March 27, 1997, October 14, 1999 and October 28, 1999. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

ZEPPIE’S PIZZERIA / Joe Ciresi, Principal

A Conditional Use Permit to utilize 1,625 SF of space as a carry-out restaurant located at 16524 Pearl Road, part of PPN 393-34-005 zoned General Business.

Mr. Haseley – Item Number One, Zeppie’s Pizzeria, please state your name and address for the record. I hereby declare the Public Hearing open and ask that anybody that cares to speak in the affirmative to step up to the microphone. Please state your name and address for the record.

Mr. Robert Taggart, Construction Manager for Zeppie’s Pizza, 5820 South Shandal Blvd., Mentor, Ohio. We’ve got several restaurants in northeast Ohio and they find Strongsville a suitable place to put another one in. The other ones seem to do well for the community. They support the Police and Fire Departments.

Mr. Haseley – Is there anyone else here that wishes to speak in favor of this? Anybody in the audience who wishes to speak in opposition? I declare the Public Hearing closed and we will get on with the various reports, Mrs. Daley

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

Mr. Haseley – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building we will need an underground grease containment system put in place for the waste oil for the deep fryers.

Mr. Taggart – Yes, we were looking into that.

Mr. Biondillo – Other than that we are in approvable form.

Mr. Taggert – That is just a container not an underground grease interceptor. Just a container for the grease.

Mr. Biondillo – That is correct, this is a container for the used grease. They put it in a tank; typically they will put a heater coil or strip in it to keep the byproduct liquefied so that they can drain it off.

Mr. Taggert – We haven't been asked to do that before. We are looking into it.

Mr. Haseley – If you need any information, you can get a hold of Mr. Biondillo and he will fill you in as to where to get it.

Mr. Taggert – We have been looking, we have people that come and pick up our used stuff. So we have been talking to them about what they typically do in that situation.

Mr. Haseley - Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Any approvals tonight should be made subject to the Building Department report. The only other item I would have is and I mentioned it at the last meeting, for the shopping strip owner himself, is that they are now parked up so when he looks for other tenants they should be of a non-food use since they would not meet our code.

Mr. Taggert – We have notified the landlord and we haven't heard anything back from him yet. I guess he doesn't have a problem with it.

Mr. Haseley - Any questions from the members?

Mr. McDonald – Mr. Chairman.

Mr. Haseley – Mr. McDonald.

Mr. McDonald – For the applicant, is Mr. Ciresi the owner of Zeppies Pizza or is he a franchise owner?

Mr. Taggert – He owns the whole operation.

Mr. McDonald – He owns the whole company. So are all the Zeppies Pizza's in Cleveland Company owned then?

Mr. Taggert – They are all individually owned. We own several of them but they are all individually owned.

Mr. McDonald – What other stores does he own?

Mr. Taggert – Himself?

Mr. McDonald – In this area?

Mr. Taggert – We have one in Bedford Heights, we run one in Willoughby Hills. We have franchises in North Royalton, Brecksville, Wadsworth, those are the closest ones. We have another one in Eastlake and Perry, I believe.

Mr. McDonald – So this is going to be a company store.

Mr. Taggert – No it's going to be a franchise.

Mr. McDonald – Ok.

Mr. Haseley – Are there any other questions? I would entertain a motion.

Mr. McDonald – I move to approve a Conditional Use Permit to utilize 1,625 SF of space as a carry-out restaurant located at 16524 Pearl Road, part of PPN 393-34-005 zoned General Business. Subject to the Building Department report specifically requiring underground based oil containment.

Mrs. Barth – Second.

Mr. Haseley – Secretary please call the roll.

Roll Call: All Ayes APPROVED

Mr. Haseley – Ok, you are all set. Before we go any further, I think it fair to advise anyone here that there only four members here this evening and you need an affirmative vote from all four of us. If you are not comfortable with that, we can delay the voting for a meeting, but that is your choice. You do have that option.

Cingular Wireless/ Ed Block, Agent

a) Conditional Use to permit an additional wireless panel antenna to co-locate on the Strongsville Water Tower and add a new cabinet at the base of the tower;

b) Final Site plan approval of an above-ground cabinet and cement pad to be located at 18688 Royalton Road, PPN 396-10-014, zoned Public Facility.

* Town Center Certificate of Appropriateness 1-24-06, ARB Favorable Recommendation 1-31-06.

Mr. Haseley - Item Number Two, Cingular Wireless, I declare the Public Hearing open, please state your name and address for the record.

Ed Block, GPD Associates, 520 South Main Street, Akron, Ohio, agent for Cingular Wireless. We are here requesting your approval for Cingular to co-locate on the Water Tower adjacent to the building here, place antennas on the tank and the radio equipment shelter at the base of the compound.

Mr. Haseley – Are there any questions? Is there anyone else in the audience to speak in the affirmative? Is there anyone in the audience to speak against? Seeing no one I would declare the Public Hearing closed and we will go to the reports. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. There is no report from the City Planner. From Engineering there is no report on the conditional use permit and the site plan is in approvable form. Thank you.

Mr. Haseley - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building the plans are in approvable form. We have received the bond and it is in approvable form as well. The only comment I will have is that the tendency now with these is to put these on generator backup, you may want to talk to I believe Cleveland Water Service owns that site, they should, if that is the intent of the future, they should size the generator to take care of all the providers on the tower.

Mr. Block – The shelter has a generator plug so what Cingular does with their equipment building has a generator plug, they have a backup battery system that will last 6 hours, which would cover 90% of the time, if they have a case where they know its going to be out for longer they can bring in a portable generator in, plug it in. I understand that the City of Cleveland knows the generator is there and my guess is that they are probably not going to take any chance of risking bringing power out there and losing the whole purpose its been installed, based on our battery backup system in a portable generator .

Mr. Haseley - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman. On the conditional use, they have agreed on a Lease Agreement with the Law Department as Building Department has reported, we have received a copy of the Bond, if they are approved here they need to proceed to City Council because it is on City owned land and it is zoned Public Facility and if they are approved here tonight they need to get us over the original signed Lease Agreement and the original Bond needs to go over to the Law Department before they will place them on City Council Agenda.

Mr. Haseley - Thank you. For the final site plan, do you have any additional comments Mrs. Daley?

Mrs. Daley – No they are in approvable form.

Mr. Haseley – Ok, Mr. Biondillo.

Mr. Biondillo – No I don't

Mr. Haseley – Mr. Boron

Mr. Boron – Thank you Mr. Chairman, the ARB did give favorable recommendation on 1-31-06. Thank you.

Mr. Haseley – Thank you. The Town Center gave their Certificate of Appropriateness. Mrs. Barth.

Mrs. Barth – I have a question, what is the possible number of users that could possibly locate there? Because if each of them have their own backup system and have to plug a generator in there, is that how that is designed?

Mr. Block – T-Mobile is the other one that is there currently and they are in the back of the compound in the corner and I know the drive that's next to the fenced in compound is kind of their legal access the way it's written. For their purpose they wanted to do that so they could bring something into the back or for that matter, the portable generator is just something with a little belly tank on it and it just sits there. As far as other carriers, I know that the Water Tank itself has the hand rail down below, the catwalk area, so there would be some possibility of putting the antennas up there which would be one of the issues. Ground space wise, there is getting to be a limit to that because one of the issues I brought up previously, whenever the City of Cleveland comes in and has to repaint that tank, they have to cover that thing with a shroud and there is a certain distance outside of the entire perimeter and circumference of that tank that they will not

allow anybody to put anything inside of that. Right now we kind of taken up, with the fact that they put the generator and the propane tank and the electrical, we were looking at that location originally since they put that stuff in there is a clearance distance away from the propane tank, there, anybody else who comes in is going to have a tough time trying to find a spot in there now.

Mr. Kolick - Since this is actually on City owned land, we control the number of towers that would go here because they would have to enter into additional Lease Agreements with us so, we do have a handle on that one. Now we have though requested for your information, future poles, such as some of the other poles that we don't own, that these carriers get together, if they are going to put in a generator to put one in that will work for all of them. We are not faced with the same situation where its done for the Water Department on the other ones. We are encouraging that from this point on and it's a good point.

Mrs. Barth – Ok, I appreciate that, thank you.

Mr. Haseley – I will close the Public Hearing portion and ask if there are any more questions. If not we will entertain a motion.

Mr. McDonald - Mr. Chairman.

Mr. Haseley - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for a Conditional Use to permit an additional wireless panel antenna to co-locate on the Strongsville Water Tower and add a new cabinet at the base of the tower.

Mrs. Barth - Second.

Mr. Haseley- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald – Mr. Chairman.

Mr. Haseley – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for the Final Site plan approval of an above-ground cabinet and cement pad to be located at 18688 Royalton Road, PPN 396-10-014, zoned Public Facility.

Mrs. Barth – Second.

Mr. Haseley- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Haseley – Ok, you are all set

Mr. Block – You were asking about the original Lease, I believe you have the original Bond, I believe that was what was sent.

Mr. Kolick – We will take a look for the applicant, but I believe, at least I have only seen copies of the Bond but we will check through with our department, if we have it, then fine, Thank you.

Mr. Block – I'll check on my end, I just thought I would ask while I was here. Thank you.

NEW APPLICATIONS:

YOUNG CHEF'S ACADEMY/ Krista Searles, Agent

A Conditional Use Permit to utilize 1,600 SF of space as a recreational cooking school for children, located at 14759 Pearl Road, PPN 396-19-001 zoned General Business.

Mr. Haseley - Ok, Items Three, Young Chef's Academy, please state your name and address for the record.

Krista Searles, I am the owner of the Young Chef's, it's a franchise and I am the franchisee. Young Chef's is a cooking school for kids, primary ages 7 to 14 and there will be some additional classes for younger kids that are to their limit. We hope to open on Pearl Road in the Strongsville Plaza. I think it's a great thing to bring to Strongsville, I grew up in Strongsville, I know a lot people who live here, I think its going to be a fun thing for the kids to do. It is very safety oriented, no stove top cooking, no sautéing, no frying, the children are using all disposable utensils, bowls etc., Nobody can come in and purchase any food, no food is taken out of the facility. It is really and truly a cooking school. It is not about the food, but about the kids to have fun. It is based on memberships, birthday parties; we are going to have the summer camp called "Camp Can I Cook".

Mr. Haseley - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the total required parking is 524 spaces, provided is 387 however, they were granted a variance by BZA on 4-5-88 of 157 spaces so they are meeting the parking requirements. From Engineering there is no report. Thank you.

Mr. Haseley - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building they are in approvable form. Thank you.

Mr. Haseley - Thank you. Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. We need to set this for Public Hearing.

Mr. Haseley – That we will do for April 13, 2006.

Mrs. Searles – Thank you.

FINAL APPROVALS:

GCRTA/ Craig Kleve, Agent

Final Site Plan approval of a 84,400 SF Parking Lot Expansion, including 279 additional parking spaces for property located at the Southeast quadrant of the intersection of Pearl Road and the Ohio Turnpike. *ARB Favorable recommendation on 3-14-06.

Mr. Haseley - Item Number Four, GCRTA, please state your name and address for the record.

Craig Kleve, for Greater Cleveland Regional Transit Authority located at 1240 W. 6th Street, Cleveland, Ohio. We are here requesting approval of our plan expansion for the existing Park-N-Ride facility that we maintain at the corner of Pearl Road and the Ohio Turnpike. Our plans are to expand that to approximately 279 parking spaces that will alleviate traffic congestion, interface I71 and interstates to the north. As the Ohio Department of Transportation expands the interbelt so that is the purpose. The Ohio Department of Transportation has encouraged us to get it done before they start the interbelt project.

Mr. Haseley - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner the parking is set back 125 feet from the Pearl Road center line. From Engineering the plans are in approvable form. Thank you.

Mr. Haseley. – Thank you, Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building the plans are in approvable form. We do have an approved lighting plan, just with the understanding that glare shields may have to be added if it becomes an issue with traffic or more likely on Pearl Road than anywhere else.

Mr. Kleve – Those are included in our plans right now.

Mr. Biondillo – Ok, thank you.

Mr. Haseley - Thank you, Mr. Boron

Mr. Boron - Thank you Mr. Chairman. The ARB did grant favorable recommendation on 3-14-06. We asked them to provide some more landscaping; there is a gap in the existing trees which, all the existing trees are to remain. The only one question, I would just suggest that these Silver Maples get changed to Red Maples so there will be two Red Maples instead of Silver and Red.

Mr. Burlij – We can do that, that is fine.

Mr. Boron – That is fine.

Mr. Burlij – There was a gap there also, we noticed that the low stratus on the southwest side, you could see through the bottom of the pines, so we extended the pines across to shield that also.

Mr. Boron – Right, we appreciate that also. They did get favorable recommendation. Thank you.

Mr. Haseley - Thank you, Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. No report.

Mr. Haseley - Thank you. Any questions from the members?

Mrs. Barth – Mr. Chairman.

Mr. Haseley – Mrs. Barth.

Mrs. Barth – How long will this project take?

Mr. Kleve – Our intent is to have it under construction by the end of June and we plan to have it completed by the end of November when paving plants shut down.

Mrs. Barth – Do you think you will be required to shut down any of the parking or access to that parking during this process?

Mr. Kleve – No, we intend to fully maintain access to the parking. Basically we will be setting up construction fencing to prevent overflow with spillage into the construction area. But no, that will maintain, matter of fact we shouldn't lose any spots during the course of construction, other than temporarily in one spot where we are expanding the handicapped area.

Mrs. Barth – I know everybody will be happy to have those spots. People in Strongsville and the neighboring communities. Thank you.

Mr. Kleve – It looks to be a very full lot right now.

Mr. McDonald – Mr. Chairman.

Mr. Haseley – Mr. McDonald.

Mr. McDonald – For the applicant, do you have an approximate cost for the project?

Mr. Kleve – We are looking at a budget of right now, \$750,000.00.

Mr. McDonald – Did you do a pay back analysis for the RTA.

Mr. Kleve – Pay Back Analysis, we did not perform a Pay Back Analysis because we don't charge for the parking. Basically we are doing this at the encouragement of ODOT to alleviate traffic congestion so it's really not a financial move from the parking standpoint. We are looking at it improving ridership, but that was the basis for the expansion.

Mr. McDonald – That's fine.

Mr. Haseley – Any other questions? I would entertain a motion.

Mr. McDonald - Mr. Chairman

Mr. Haseley - Mr. McDonald

Mr. McDonald - I move to give favorable consideration of the Final Site Plan of a 84,400 SF Parking Lot Expansion, including 279 additional parking spaces for property located at the Southeast quadrant of the intersection of Pearl Road and the Ohio Turnpike. *ARB Favorable recommendation on 3-14-06. Subject to the Lighting Consultant's report.

Mrs. Barth - Second.

Mr. Haseley - Secretary please call the roll.

Roll Call: All Ayes APPROVED

Mr. Haseley – You are all set.

AT & T/ Wendy Bujnovsky, Agent

Final Site and Landscaping Plan Approval for an above-ground Equipment Cabinet and Cement Pad for property located in a private easement at 16490 North Red Rock, PPN 397-23-009 zoned R1-75. *ARB Favorable recommendation on 3-14-06.

Mr. Haseley - Ok, Item Number Five, AT & T, please state your name and address for the record.

Mike Williams with AT & T.

Mr. Haseley - Lets go to the reports, Mrs. Daley.

Mrs. Daley - Thank you, Mr. Chairman. From the City Planner no report. From Engineering they have revised their plans and relocated the boxes outside of any drainage easements so they won't obstruct any drainage. They are in approvable form. Thank you.

Mr. Haseley - Thank you. Mr. Biondillo.

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

Mr. Haseley – Thank you. Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. They did get favorable approval in ARB. Their only recommendation was to coordinate with the City Forester because we are requesting screening from the adjacent homes in the back behind the cabinet which may be needed. Once you coordinate with the City Forester she will tell you what you need. Thank you.

Mr. Haseley. – Thank you. Mr. Kolick

Mr. Kolick - Thank you, Mr. Chairman. Any approval should be made subject to the City Forester. We have confirmed they have an easement since this is on private property. Thank you.

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

Mr. McDonald - Mr. Chairman

Mr. Haseley - Mr. McDonald

Mr. McDonald - I move to give favorable consideration of the Final Site and Landscaping Plan for an above-ground Equipment Cabinet and Cement Pad for property located in a private easement at 16490 North Red Rock, PPN 397-23-009 zoned R1-75. *ARB Favorable recommendation on 3-14-06, subject to the City Forester's report.

Mrs. Barth - Second

Mr. Haseley. - Secretary please call the roll

Roll called All Ayes Approved

Mr. Haseley - You are all set.

Mr. Williams – The City Forester. What is her . . .

Mr. Haseley – Jennifer Milbrandt.

Mayor Perciak – Jennifer Milbrandt.

Mr. Williams – How do you spell that?

Mr. Haseley – M I L L B R A N D T.

Mr. Williams – Thank you.

Mr. Haseley – You are welcome. Thank you.

WATERFORD CROSSING SFD & CD HOMEOWNER'S Assoc. /Tom Beeching, Pres.

Final Site Plan approval of a 588 SF Storage Facility for the existing Association Pool area; property located at 18881 Waterford Parkway, PPN 394-24-36 zoned R1-100.
*ARB Favorable recommendation 10-25-05.

Mr. Haseley - Ok, Item Number Six, Waterford Crossing Homeowners Association, please state your name and address for the record.

Tom Beeching with Waterford Crossing Homeowners Association Trustee. This is Jim Bunsey with me, another trustee. Our plans are for a new storage facility with restrooms for the pool used in the summertime.

Mr. Haseley - Lets go to the reports, Mrs. Daley.

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

Mr. Haseley - Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building, the plans are in approvable form. I do have a CPTED report from the Police Department; this area will have good natural surveillance from the roadway. Soffit lighting, with polycarbonate shielding, will deter break-ins and loitering. The lighting level need only be enough to determine if there is a person near the building. Territorial Reinforcement, signage stating that the building is for the use of Waterford Crossing Association members and guests only. This will help deter non-authorized users and aid in criminal trespass prosecutions. Under Access Control, strict key control protocol needs to be in place to prevent loss. Thank you.

Mr. Haseley – Thank you, Mr. Boron.

Mr. Boron – Thank you, Mr. Chairman. The ARB did give favorable recommendation on 10-25-05. With stipulation that the materials match the existing club house. Thank you.

Mr. Haseley. – Thank you, Mr. Kolick

Mr. Kolick - Thank you, Mr. Chairman. No report.

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

Mr. McDonald - Mr. Chairman.

Mr. Haseley - Mr. McDonald

Mr. McDonald - I move to give favorable consideration of Final Site Plan of a 588 SF Storage Facility for the existing Association Pool area; property located at 18881 Waterford Parkway, PPN 394-24-36 zoned R1-100. ARB favorable recommendation 10/25/05.

Mayor Perciak - Second

Mr. Haseley. - Secretary please call the roll

Roll called

All Ayes

Approved

Mr. Haseley – Thank you gentlemen, you are all set.

OTHER BUSINESS:

Mr. Haseley - 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 8:30 p.m.

Raymond Haseley, Acting Chairman

