

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 13, 2006

The meeting was called to order at 8:30 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. Biondillo, Bldg. Com.
Mrs. Daley, Design Engineer
Mr. Kolick, Asst. Law Dir.
Lt. Randy French, Fire Dept
Carol Oprea, Recording Secy.

EXCUSE MR. BUCKHOLZ

Mr. McDonald - Mr. Chairman

Mr. Ice – Mr. McDonald.

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

Mrs. Walker – Second

Mr. Ice – Secretary, please call the roll

Roll Call:

All Ayes

APPROVED

REVISED AGENDA

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

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 March 23, 2006 and March 27, 1997. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

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. Ice – Item Number One, Young Chef’s Academy. Please state your name and address for the record.

Krista Searles, 14759 Pearl Road, Strongsville, Ohio 44136

Mr. Ice – Please tell us a little bit about the business.

Mrs. Searles – Young Chef’s Academy is a cooking school for kids, ages 3 to 17 and it’s a recreational cooking school for them to come in and learn how to cook.

Mr. Ice – Thank you. Anybody else wishing to speak in favor? Against? Seeing none, I declare the Public Hearing closed and we will listen to the administration reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the total required parking is 524, they are providing is 387, BZA granted a variance on 4/5/88 for 157 and the total is 544. From Engineering, no report. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. 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. No report.

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

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – You are all set.

Mrs. Searles – Thank you.

NEW APPLICATIONS:

WAL-MART SUPERCENTER STORE/ Jonathan Pickering, Agent

Site Plan approval of a 98,878 SF addition to the existing Wal-Mart building; property located at 8585 Pearl Road, PPN 395-08-010 zoned General Business.

Mr. Ice – Item Number Two, Wal-Mart Supercenter Store. Please state your name and address for the record.

Deborah Sullivan, representing CESO, 1700 Lyons Road, Dayton, Ohio 45458

Mr. Ice – Did you want to give us just a brief presentation?

Mayor Perciak – Mr. Chairman, if I may, if we can, we all heard this in caucus so unless someone has some questions, due to the time constraints.

Mr. Ice – Does anyone have any questions? We will listen to the administration reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the parking required is 1660 and they have 1533 which is 127 deficit. Originally Wal-Mart and Home Depot, formerly known as Builders Square were reviewed and approved as one business center in 1994. Other than the parking, all of the set backs and land coverages meet the General Business zoning requirements. From Engineering a Lot Split and Consolidation Map will be necessary for the expansion to the South. Wetlands will be impacted. The applicant will need permits from the Army Corps of Engineers or the Ohio EPA. Whichever is the governing authority on that. The existing detention basin will be utilized for storm water management. The applicant must analyze the capacity of the existing basin to confirm that it can handle the additional runoff that will be created by the expansion. Calculations have been submitted to the engineering Department and are under review. The existing asphalt parking lot is going to be removed and replaced. The new pavement must conform to the City's Standards. We will need final Engineering plans and I have an attached check list here for the applicant. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, the proposed parking is in compliance with the ADA guidelines for the number of accessible parking spots. We do have a Lighting Plan that has been submitted and approved by our lighting consultant. Some of the issues that we are going to address at the ARB have to do with the screening of the roof top equipment, which was brought up in caucus. Outdoor storage and the containment of any outdoor storage or products on the exterior of the building. In the event that any of these restaurants have deep fryers, we need either a underground containment vessel or a UL approved interior UL containment vessel for the waste oil used in cooking production. The auto repair center or oil change, tire service center is not allowed; it is not an approved use under the General Business zoning uses. I do have a CPTED Report from the Police Department. Under Access Control, there is no significant change from present conditions. Traffic concerns are the truck turn-around on the south side of the building could be a problem if vehicles park within the radius. Proper signage and a process to remove vehicles in violation should be in place before the opening. We also discussed the possibility of putting in some raised curbs or islands at the extreme ends of those rows of parking to prevent people from encroaching within that proposed truck turn-around radius. Thank you.

Mr. Ice – Thank you. Lt. French.

Lt. French – Thank you, Mr. Chairman. From Fire we are requesting that you indicate on the plans a designated area, defined area where you will keep your exterior propane storage cabinets. We would like a number of the maximum cabinets that you will have on this property. We need a Fire Department connection on this building, a Siamese connection to control your sprinkler system. We don't have one right now, we have one out at the vault. We would like one on this building as we have one on Home Depot too. We encourage you to install an emergency generator, usually the grocery stores have been doing this lately to back up power for their freezer systems but if you have an emergency generator, we would also like all the emergency lighting to be tied into it. Put an extra circuit on there for all your emergency lighting for the whole store. We need a Knox box on this building for emergency access for after hours. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. As noted, since there is a deficiency in the parking, they would need a parking modification which would need to be granted by this Commission. We need the lot split and consolidation plat to join in that new parcel that they are adding onto theirs. We can send them over to ARB with the understanding that if something happens with other outside agencies, it may have to get back there again, if it effects anything involving their landscaping or their building. Obviously before they get back here, they need approval of all of the outside agencies, including the Army Corp and Ohio EPA. One other item, I know as we mentioned in caucus, they will need some changes in the Development Agreement. Please get over to our Law Department as quickly as you have them completed with the other tenants what those changes are because they will need to be adopted by City Council as well since they approved the original Development Agreement. We would like them to bring us in an interior, general interior layout showing where the restaurant areas may be, where the food service, what ever you would have there. Thank you.

Mr. Ice - Thank you. I think its pretty clear what you have to do, we will keep you moving and send you over to ARB. Thank you.

ASTRO INSTRUMENTATION L.L.C./ Dan Matson, Agent

Site Plan approval of a 20,000 SF addition to property located at 22740 Lunn Road, PPN 393-08-010 zoned General Industrial.

Mr. Ice - Item Number Three, Astro Instrumentation. Please state your name and address for the record.

Dan Matson, General Contractor, 309 Monroe Street, Monroeville, Ohio 44847

Mr. Ice - Thank you. Lets go right to the reports. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the proposal meets General Industrial zoning requirements. From Engineering, the new parking lot shall conform to the City's pavement standards. A new detention basin, along with existing storm pipes, is shown to be used for their storm water management of the existing building and parking lot as well as the proposed. The proposed parking lot's storm sewers should be routed through the detention basin and not connected to Lunn Road. Also, please note, the minimum pipe size required is 12". The final plans must be in conformance with the City's Tree Preservation Ordinance. Just a question for the applicant which I had forgotten to bring up in caucus, are you acquiring additional land for this?

Mr. Matson – Yes they have already purchased the adjacent lot to that. The detention basin show on there.

Mrs. Daley – Then we should get a lot consolidation.

Mayor Perciak – I think it was purchased from Duke, wasn't it? Ray?

Mr. Haseley – I'm not sure.

Mr. Perciak – I am almost sure it was.

Mr. Matson – Yes, I believe around this time last year.

Mr. Haseley – I know they have. I don't know when.

Mayor Perciak – I know there was a lot of negotiation. But I am almost sure they have.

Mr. Kolick – Engineering would probably need a lot consolidation, will we not?

Mrs. Daley – Ok. Would we like a lot consolidation then? Yes. We will require Final engineering plans and I do have a check list here for the applicant. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building the number of accessible parking spaces are in compliance with the ADA guidelines for the new parking area. We will need a lighting plan to be submitted. Thank you.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. From Fire we would like it on the record, this addition will be sprinkler protected also. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman. We will need to send them on to the ARB to keep them moving. They will need to sign the Performance Standards. They will need to apply for the lighting permit and bring us in the lot consolidation plan. We can approve that at the same evening meeting.

Mr. Ice - Thank you. Any other questions, or comments? We will refer you over to ARB. Thank you.

L & Y PROPERTIES/ Darrell Young, Agent

A Conditional Use Permit to utilize 460 SF as an outdoor patio for Coldstone Creamery store and the adjacent Quiznos sub-shop, located at 14224-14244 Pearl Road, PPN 393-18-017 zoned General Business.

Mr. Ice - Item Number Four, L & Y Properties. Please state your name and address for the record.

Darrell Young, 4925 Galaxy Parkway, Warrensville Height Ohio 44128.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, total required parking is 89 spaces, they are providing 70 spaces and there is a deficit of 19 spaces. From Engineering, The site plan is in approvable form subject to the applicant showing the ADA required truncated domes on the new curb ramp that is being installed. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. We spoke to that applicant in caucus. They are going to come in, we had some concerns with the location of the proposed outdoor eating area. We want to relocate it further to the south to minimize the risk of any vehicular damage to that area and anyone utilizing that area. The applicant has agreed to do that. I have a CPTED Report from Sergeant Hall Under Territorial Reinforcement, if non-patrons are found to be using this area, then signage could be added to help in trespass violations. Traffic Concerns, where tables and chairs are placed on the patio, a physical barrier such as bollards and/or large ornamental planters should be placed

so as to protect the patrons. That is one of the issues we discussed in caucus as well. Thank you.

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. As noted we are going to need a modification for parking if they are approved for the Conditional Use. This is the first one that we are having under our new Ordinance. We will need to look at those conditions under the Code and what, if any conditions this Commission may wish to impose. We will need to set this for a Public Hearing. They could go over to ARB in the mean time. The main thing is they need to come in administratively and get set, a location before they move on to ARB. Thank you.

Mr. Ice - Thank you. Any other questions, or comments? We will set you for Public Hearing on the 27th of April and then move you on to ARB as well.

Mr. Kolick – Mr. Chairman, just for the applicant, you may want to see what happens with this one Ordinance that's here tonight on the signage. It does permit additional tenants to go on signs. I know that has been an issue in your shopping center, so you may want to watch it as it goes through the administrative channels here.

Mayor Perciak – It will help, give your tenants some street signage.

Mr. Young – Thank you.

WESTWOOD PLACE APARTMENTS/ Ronald Kluchin, Agent

Site Plan approval of a 1,077 SF addition to property located at 18800 Westwood Drive, PPN 396-10-012, zoned Senior Residence.

Mr. Ice - Item Number Five, Westwood Place Apartments. Please state your name and address for the record.

Kerry Evans with Ronald Kluchin Architects, 23811 Chagrin Blvd., #160, Beachwood, Ohio 44122.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the addition has no affect upon the Senior Residence (SR) zoning compliance. From Engineering, We will just require final plans that show some existing and proposed grades on the addition. Thank you.

Mr. Ice. - Mr. Biondillo

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

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. This will need to be forwarded to the Town Center Commission for Certificate of Appropriateness. If they receive that, I would suggest they go directly to ARB before they come back here and they can save some time. Thank you.

Mayor Perciak – You know what you need to do?

Mr. Ice - Thank you. We will refer you over to Town Center and then ARB.

AT & T/ Courtney Norris, Agent

Approval of the Site and Landscaping Plan for an above-ground Equipment Cabinet and Cement Pad for property located at 18626 Admiralty, PPN 397-18-014, zoned R1-75.

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

Wendy Bujnowsky, representing AT & T, 13630 Lorain Ave., Cleveland, Ohio 44111

Mr. Ice - Thank you. Mrs. Daley.

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

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. 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. AT & T is actually moving this back out of the right-of-way into a private easement, more or less at the request of the City, which we appreciate and they will need to go to ARB.

Mr. Ice - Thank you. Any other questions, or comments? We will refer you over to ARB.

Mrs. Bujnovsky – Thank you very much.

**STRONGSVILLE FIRE & EMERGENCY SERVICES HEADQUARTERS- STATION
NUMBER 4/ RCU Architects, Norm Casini, Agent**

Site Plan approval of the new Ward 4 Fire Station located on the east side of Prospect Road, PPN 394-06-009 zoned Public Facilities.

Mr. Ice - Ok, Item Seven. Strongsville Fire & Emergency Services Headquarters. Please state your name and address for the record.

Mayor Perciak – Gentlemen, keep it simple.

Norm Casini, Agent for the City, 7311Valley View Drive, Independence, Ohio 44131. We are proposing the EMS, Fire Station Headquarters on Prospect Road. We would like to show the site plan since we have colored it up, so you can take a good look at it. Its on a 2.7 acre site, 150,000 SF, it fits very nicely on this site. The building is designed and we are ready to go to the Architectural Board at this time and we touched base with all of the staff and the Fire Chief and we have come to some agreement on the floor plan and also on the elevation of the building which will be presented to the Architectural Board on the 25th. If there are any other questions, we have other documents we can show you also.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the proposal meets Public Facility zoning requirements and Planning Commission approval must be confirmed by City Council. From Engineering, we will review the final plans as they come in. As the applicant knows, we discussed in caucus, there is some questionable soils there that need to be taken into consideration with the site development. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

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

Mr. Ice - Thank you. Lt. French

Lt French - Thank you Mr. Chairman. From Fire, for public record, this building will be fully sprinkler protected, we believe in them. Emergency generator, it will have for emergency backup power and light the lights and a we will have a knox box on this building for emergency access.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. We are judging it against the standards of Public Facility, anticipating an approval of Ordinance 2006-68, that is on your Agenda here this evening. We can keep them moving by sending them over to the ARB, they did correct one side yard setback or will be doing it in going to the ARB.

Mr. Ice - Thank you Mr. Kolick. We will keep you moving and send you over to ARB.

Mayor Perciak – Mr. Casini, I want to tell you, it's a beautiful building. It really looks nice and I think it will blend in beautifully with the neighborhood and more so. Its really going to add a lot to that community. Thank you.

PARCEL SPLITS AND SUBDIVISIONS:

MICHAEL J. ELLMAN SUBDIVISION/ Owner

Final Subdivision approval of PPN 393-37-038 located at 19262 Bowman Drive zoned R1-75.

Mr. Ice - Ok, Item Eight. Michael J. Ellman Subdivision. Please state your name and address for the record.

Michael J. Ellman, 19262 Bowman Drive, Strongsville. I am looking to split my lot.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner the request is to split Parcel 38 to create the following, Parcel "A" has a lot width of 115' and a lot area of 45,424 SF. Parcel "B" has a lot width of 110' and a lot area of 43,449 SF. Both Parcel & B will exceed the required Lot Width (75') and Lot Area (12,750 SF) in an R1-75

zoning district. From Engineering, currently Bowman Drive does not have sanitary sewers. The applicants existing home is on Parcel A and their septic discharge remains on Parcel A after the split will be done. The applicant has received approval from the Cuyahoga County Board of Health to construct a septic system on proposed Parcel B. We do have a letter from the Board of Health confirming that as well. The plat is in approvable form, the applicant has submitted a revised plat indicating that it is a subdivision with the appropriate clauses for Council approval. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

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

Mr. Ice - Thank you. Lt. French

Lt French - Thank you Mr. Chairman. No report from Fire on "a" or "b".

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. We need to approve the deviation and before you can approve the subdivision and then it would need to be confirmed by City Council. Thank you.

Mr. Ice - Thank you Mr. Kolick. Any questions, or comments? I would entertain a motion.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for a Deviation to permit a subdivision without sanitary sewers, pursuant to Codified Ordinance Section 1228.01(i).

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 a Subdivision of PPN 393-37-038 to be split into two parcels, listed as Parcel A and Parcel B, located at 19262 Bowman Drive zoned R1-75.

Mrs. Walker - Second.

Mr. Ice - Secretary please call the roll

Roll Call: All Ayes APPROVED

IMPERIAL PARKWAY SUBDIVISION, PHASE 2/ Christopher Dempsey, Agent

Final Subdivision Plan approval for Phase 2 of the expansion of Imperial Parkway, PPN 393-08-002 zoned General Industrial.

Mr. Ice - Ok, Item Number Nine, Imperial Parkway Subdivision, Phase 2. Please state your name and address for the record.

Ken Lapossey with Imperial Die Manufacturing Company, 22930 Royalton Road, Strongsville, Ohio. We are proposing a 300 foot extension of the existing Imperial Parkway road. This will be in conjunction with All Foils Incorporated developing their property and the construction of a building for their facility.

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

Mrs. Daley - Thank you, Mr. Chairman. From the City Planner, the proposed Final Plan is in accordance with the Preliminary Subdivision Plan approved by the Planning Commission on March 9, 2006. From Engineering, the plans are in approvable form. To date, we have received copies of the applicant's NOI application and the OEPA Sanitary sewer application. To the best of our knowledge they haven't received their approvals yet. We don't foresee any problems with the applicant receiving these approvals. Its not going to change the layout at all and they are not impacting any wetlands. 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. From Fire no report.

Mr. Ice - Item Number Ten, Westwood Farms. Please state your name and address for the record.

Chris Bender with Westwood Farms General Partnership, 13370 Prospect Road, Strongsville, Ohio 44149.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the revised Preliminary Development Plan meets the requirements of Section 1256.32 of the zoning code. From Engineering, the Preliminary Overall Development Plan is in approvable form. Note: We have asked the applicant to extend the sanitary sewer onto Westwood Drive along the entire frontage of the newly acquired land, approximately 420 l.f. of sewer to the County Line. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. 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, the only thing I would note is that since this is being added on, when they come in for Final approval of this phase, we would need the Covenants and Deeds adding them in, we would need the Revised Recreation Plan to show what the Association would do with the additional dollars, but they are ok for Revised Preliminary Development. 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 of the Revised Overall Preliminary Development Plan approval for 28 Single Family Sublots for property located on the western edge of the existing Westwood Farms Subdivision, PPN 392-02-001 and 392-02-020 zoned R1-100.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – You are all set Chris.

D & L McNielly & P. Melchoir/ Chris Bender, Agent

Parcel split of block “M-D” of Monticello at High Point Subdivision No. 11, and adjoining parcel to existing sublots 294 within High Point Subdivision No. 6 and 370 within High Point Subdivision No. 7, PPN 397-18-052 and 391-20-142 zoned R1-75.

Mr. Ice - Item Number Eleven, D & L McNielly & P. Melchoir. Mr. Bender remains at the podium.

Mr. Bender – This time I am representing the McNielly family as well as the Melchoir’s. Neighborhood Developers who actually owns the strip of land.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the request is to split block “MD” and attach same to adjoining sublots 370 and 294, resulting in the following; Sublot 370 will have a lot width is 84’ and the lot area is 11,761 SF. For sublot 294 the lot width is 82’ and the lot area is 11,488 SF. Both Sublots will exceed the required Lot Width (75’) and Lot Area (11,250 SF) in an R1-75 SFD & CD zoning district. From Engineering, It is in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

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

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 is what we had asked the applicant to do that they would not leave a renegade lot there for the Homeowners Association, so this was really done at our request. 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 of the Parcel split of block "M-D" of Monticello at High Point Subdivision No. 11, and adjoining parcel to existing sublots 294 within High Point Subdivision No. 6 and 370 within High Point Subdivision No. 7, PPN 397-18-052 and 391-20-142 zoned R1-75.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – All set Chris.

HIGH POINT HOA/ Kenneth Evans, Agent

Consolidation of block "G" from Monticello Subdivision at High Point Subdivision No. 11 and block "W-5" in High Point Subdivision No. 8, Phase IV to create one consistent parcel of 1.8686 acres, PPN 397-25-001 zoned R1-75.

Mr. Ice - Item Number Twelve, High Point HOA. Please state your name and address for the record.

Chris Bender representing Neighborhood Developers.

Kenneth Evans, 18399 York Town Oval, Strongsville, representing High Point Homeowners Association as a Trustee.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner the request is to split Block "G" from High Point Subdivision No. 11 and attach same to Block "W-5" Subdivision No. 8, Phase IV creating one 1.9 acre parcel. From Engineering, it is in approvable form. We do ask that they note on the Plat that Block "H" to be exclusive to the Monticello Clusters Homeowners Association. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. 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 – Its in approvable form, subject to the Engineers report tonight regarding Block “H”.

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 of a consolidation of block “G” from Monticello Subdivision at High Point Subdivision No. 11 and block “W-5” in High Point Subdivision No. 8, Phase IV to create one consistent parcel of 1.8686 acres, PPN 397-25-001 zoned R1-75, subject to the Engineer’s report.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

BRECKENRIDGE SUBDIVISION/ Frank Colabianchi, Principal

Approval of a deviation to waive the requirements of sidewalks on the south side of the entrance of Breckenridge Lane known as Block A, pursuant to Codified Ordinance Section 1252.21(l) PPN 391-14-054 zoned R1-75.

Mr. Ice - Item Number Thirteen, Breckenridge Subdivision. Please state your name and address for the record.

Frank Colabianchi, 11005 Pearl Road, Suite #2, Strongsville, Ohio 44136. I am the Principal for Breckenridge Subdivision.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering, the applicant will install a curb ramp at the termination of the sidewalk on Block A, as well as one across the street between S/L 25 & 26. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. 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. It would be up to this Commission, whether you permit a deviation from our normal standards which would be, sidewalks down both sides of this subdivision, if it is approved we would need also to be approved by City Council.

Mr. Ice – Thank you, are there any questions or comments?

Mayor – Why are you mounding that whole area there? I don't quite understand that. Let me explain, with the developer, we were under strict restrictions as to what we can or can not do there so now we come in and put a mound there. I don't know how this plays in and ties in as to the court order as to what we can or can not do. That is why I am asking questions on this one, so please bear along with me.

Mr. Colabianchi – I guess part of that situation was when we purchased the lots from the Developer, we agreed to do the entranceway. I just would like to get that mound and its not going to be one straight long giant mound. We want to put some character to it so we can work around those large trees. There are some beautiful trees there but my whole contention is that I would like to get the mound up as high as I can to screen off that property to the south of the subdivision. That is a rental property there and its not kept up all that well. They put an addition on the back that they probably have been working on forever and the garbage cans are on the side of the garage and half the time they are laying on their side and stuff blowing all over the place. I appreciate the Building Department got after them to clean it up a little bit but the more I could screen it off the better it would help our subdivision I think. I mean we are trying to hit in the 350 to 550 range in there and I sure can't have people pulling in and seeing the side of that house all the time. That is my whole contention there. That's all at our expense. The Developer wasn't really putting up a dime for that. To eliminate the sidewalk it would make a nice slope give me more room to maneuver that mound around, this way I could

make the mound at a nice slope and we can still maintain it with the lawn mower to cut the grass. I don't want to put a million yards of mulch on it and have it look like one big brown thing. I want to serpentine the grass up into it so we can maintain it. There are some big beautiful trees there that even Jennifer the Arborist said that what I had in mind was a good idea so we could give those trees some room so we don't damage the existing trees there too. That's the whole idea behind it.

Mayor Perciak – What about the drainage there?

Mr. Colabianchi – There is a swale that is going to be cut in the back, it already is in actually, there is a swale that is cut on the back side of the mound on our property adjacent to the rental property that is going to take the water down to a catch basin that is down by subplot 1.

Mayor Perciak – Are you going to put a French drain there on the back of that mound so that when that water comes down it goes away so that it is not going to be puddling on that neighbor's side. We get constant communication from those neighbors around there. Everyday, the Law Director or myself gets a communication from someone there. What I am trying to do is avoid as many unnecessary conversations with the residents if . . . I want it right the first time.

Mr. Colabianchi – Yes, there is all kinds of fall there. I hate to try to put a French Drain in there. I don't want to start chopping those roots up on those big trees. There are some trees that are probably three feet around.

Mayor Perciak – If you look at the size of the mounds that you are putting there. Where is that water going to go? How are you going to handle it?

Mr. Colabianchi - The backside, our property goes to about 5 to 10 feet off their driveway. They are still a considerable amount of room on the backside of the mound.

Mayor Perciak – And you own that property up to how much over on the north side of that? Of the mound?

Mr. Colabianchi – From the street all the way to right up against his driveway just about, I don't recall exactly how wide it is off the top of my head. It is a pretty good piece.

Mr. Ice – Can you tell from there Lori?

Mr. Kolick – Mr. Chairman, while they are looking at that, how about on the front side? Are we going to have any problems with water flow down into the street? We don't want

to run into that either. You know this has been a touchy area for water so no matter what you do with it. . . .

Mr. Colabianchi – Once we plant the grass, the water will just go into the street. Go into the curb drain or into the catch basins in the street. Once the grass is established, we will probably end up sodding it anyway.

Mr. Kolick – The only concern is again, that we don't want to see puddles of water going down into the street there during heavy rains or, as you know, that's already been a real touchy area with drainage, we don't want to cause any more problems with it number one and number two even if this Commission would permit it, it needs to go to Council. I suggest you certainly touch base with Council, let them know what it is and it isn't just because you are just trying to cheapen the Subdivision by taking out sidewalk. That may be the impression that maybe left with certain individuals, unless you go and explain what you are doing.

Mr. Colabianchi – It has nothing to do with saving money on the sidewalk. Its just a matter of . . .

Mr. Kolick – I'm just saying you need to do that because if it gets on the Council floor and all they see is the Ordinance that all of a sudden it takes away your sidewalk that was there before.

Mr. Colabianchi – That was an oversight on my part. Probably should really have looked at that from the very beginning but we did not develop the property. We got it when it was all completed.

Mayor Perciak – And I am glad that you are there. So that everybody understands and I want to go on record. I'm glad you are the builder in that subdivision.

Mr. Colabianchi – We are trying to do the best we can. I know you guys get a lot of calls, everything that I have been able to do to try and help out there, I have. A tree fell on an individuals property and they called up you guys and I went and cut it off of their property. Which I probably should not have done but we did it anyway, just to try to keep everybody happy but some of those people there are a challenge.

Mr. Haseley – Good choice of words Frank.

Mr. Kolick – Mr. Chairman, just for Engineering, are you going to need anything else there by way of Engineering, just to make sure the drainage either north or south of that mound is going ok?

Mrs. Daley – If we could get some sort of grading plan showing a swale cut in there, especially on the south side.

Mr. Colabianchi – Sure, the south side is where it has to be. There is that catch basin down on subplot 1 right on the corner, Block “A” and subplot 1.

Mrs. Daley – Yes, there is an easement that runs through there. As long as you get a defined swale and its cut in there and goes down to that catch basin we should be ok there. To the north, running into the street is where we want to control the water anyway.

Mr. Colabianchi – It goes into the detention basin from there.

Mayor Perciak – Before you start putting sod up there, check with Jennifer Milbrandt, maybe its just better to shore that up good, seed it well and put that new stuff that they blow on it. At least once the grass grows in it will stay. I’m afraid the sod will move and we are going to have it in the street.

Mr. Colabianchi – Keep in mind though, the mounds right now are not, its just the dirt is there, we just piled it up. They still have to be shaped and its going to be a substantial lesser slope than what they are now. We just put the dirt there and piled it up with the dozer, we are going to shape it from there. Its not going to get crazy when we are done, so you could ride a mower up so you can cut it with the mower. But that is a good idea too, to spray with that, whatever they call that stuff.

Mayor Perciak – And then its there.

Mr. Colabianchi – Gotcha, I want to do it right the first time, believe me. See we are going to be in the Parade of Homes here coming up in June and stuff like that, that was what I was going to ask you, how long do you think it would take to go in front of Council for something like this?

Mr. Kolick – You won’t get on this next meeting but you may be able to get on to the one after that and then its up to Council, whether they have three reading or whether they have sufficient votes to suspend the rules and pass with one reading.

Mr. Colabianchi – That is the whole thing, I would like to get it situated for the Parade of Homes, get the place looking nice.

Mayor Perciak – And when is that?

Mr. Colabianchi – June, beginning of June. I mean we still have some time.

Mr. McDonald – Mr. Chairman, for what its worth, your risk is the sidewalk, once it gets to Council.

Mr. Colabianchi – Install it or not. But you see what I am saying, I would like to be able to take this sidewalk, it starts at 12 feet and goes to 14 or 15 feet it just gives me just that much more maneuvering room to shape the mound. If you have driven by there, there are some big beautiful trees that I want to definitely, I don't want to damage them in any way. Whatever it takes, I'll do what ever you need me to do.

Mr. Ice – Thanks Frank. Any other questions, or comments?

Mr. McDonald - Mr. Chairman, do we make this subject to Engineering's final review?

Mr. Kolick – No, its got to Council and then Engineering will get it when it gets back. You don't need to do that with this part of this motion because they are not going to have that designed before it goes to Council.

Mr. McDonald – Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration of the Approval of a deviation to waive the requirements of sidewalks on the south side of the entrance of Breckenridge Lane known as Block A, pursuant to Codified Ordinance Section 1252.21(i) PPN 391-14-054 zoned R1-75.

Mrs. Walker - Second.

Mr. Kolick – Mr. Chairman, let me correct one thing I said. You probably do need to make it subject to Engineering not for the drainage as much but because of the sidewalk situation, where they have agreed to cut out the notch and take it across the street and all. I correct myself. Thank you.

Mr. McDonald – Subject to what Dan said.

Mrs. Walker – Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

Mr. Ice – Ok, Frank you are all set.

REFERRALS FROM COUNCIL

ORDINANCE NO. 2006-68

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED ON PROSPECT ROAD NORTH OF DRAKE ROAD (PPN 394-06-009) IN THE CITY OF STRONGSVILLE FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION.

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

Mr. Haseley - Yes, thank you Mr. Chairman. Item Fourteen, Ordinance No. 2006-68, I respectfully request favorable recommendation to take back to Council. This is the companion to the New Fire Station changing the zoning which likewise changes the setback requirements and it is necessary for us to do it.

Mr. Ice - ORDINANCE NO. 2006-68, AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED ON PROSPECT ROAD NORTH OF DRAKE ROAD (PPN 394-06-009) IN THE CITY OF STRONGSVILLE FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION.

Mr. Kolick – Mr. Chairman, if we could add on to that, because this will only work if we change the setback to and its not actually in the Ordinance here but Council will take it with a substituted Ordinance at the next meeting, subject to a change in the setback from Prospect Road from 200 feet to 50 feet. If you can add that on to your motion, that would be appropriate.

Mr. Ice – So moved.

Mr. Haseley – Do I hear a second?

Mr. McDonald – I move to give favorable consideration for the Ordinance incorporating the changes stated by Mr. Kolick in regard to the setback.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Mr. Haseley you have a go.

ORDINANCE NO. 2006-69

AN ORDINANCE AMENDING SECTION 1250.01 AND ENACTING A NEW CHAPTER 1261 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE IN ORDER TO ESTABLISH A NEW MIXED-USE DISTRICT.

Mr. Haseley - Thank you Mr. Chairman. Item Fifteen, Ordinance No. 2006-69, I respectfully request be Tabled. We are going to have a meeting between now and the next meeting to discuss this over at the City.

Mr. Ice – Ok, we will Table it.

ORDINANCE NO. 2006-70

AN ORDINANCE AMENDING SECTION 1272.12 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING MULTIPLE USE BUSINESS IDENTIFICATION SIGNS.

Mr. Haseley – Item Sixteen, Ordinance No. 2006-70. Concerning Multiple Use business identification signs, this has been requested and I am asking for a Favorable to take back to City Council.

Mr. Ice - AN ORDINANCE AMENDING SECTION 1272.12 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING MULTIPLE USE BUSINESS IDENTIFICATION SIGNS.

Mr. McDonald – I move to give favorable consideration.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Mr. Haseley, you are good to go there too.

Mr. Haseley – Thank you Mr. Ice. I want to congratulate you on one of the very, very well organized meetings. For getting a late start we are doing very well.

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 9:05 p.m.

Jeffrey A. Ice, Chairman