

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 27, 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
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
Mr. Boron, ARB Chairman
Carol Oprea, Recording Secy.

EXCUSE MR. BUCKHOLZ AND MRS. BARTH

Mr. McDonald - Mr. Chairman

I move to excuse Mr. Buckholz and Mrs. Barth 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 Amended 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 April 13, 2006, September 11, 1997, July 10, 1997 and June 14, 2001. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

L & Y PROPERTIES/ Darrell Young, Agent

a) Approval a Modification of Parking requirements pursuant to Zoning Code Section 1270.04(b) to permit 20 less parking spaces for property located at 14224-14244 Pearl Road and where the Code requires 89 spaces and where only 69 spaces are intended.

b) A Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07 to utilize 460 SF as a 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. * ARB favorable recommendation 4-25-06

Mr. Ice – Item Number One, L & Y Properties, Please state you name and address for the record.

Mr. Young – Darrrell Young, 4925 Galaxy Parkway, Warrensville Heights, Ohio 44128.

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

Mr. Young – This is an outside eating area for Coldstone and a new sandwich shop.

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 parking required is 89 spaces, they are providing 69 spaces and there is a deficit of 20 spaces. From Engineering, the plans are in approvable form, Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, we need a plan showing bollards and pedestrian protection.

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. We can't approve this until we have new plans and they go to ARB. You may also wish to restrict loud speakers and look at the hours of operation and the other items set out in our new ordinance. Thank you.

Mr. Ice - Thank you. We are going to Table you and send you over to ARB.

NEW APPLICATIONS:

Macy's/ John Behra, Agent

Revision to the Master Sign Program pursuant to C. O. Section 1272.12(a)(7), designated as M1, M2, M3, M4, M5 and M6 for Westfield Shoppingtown, refacing (6) existing wall signs from Kaufmann's to Macy's, (1) for the north east elevation, (1) for the north east entrance, (1) for the north west elevation, (1) for the north west entrance, and (1) for the south west elevation for property located at 17447 Royalton Road, part of PPN 396-20-001 zoned Shopping Center. * ARB Favorable Recommendation 2-23-06.

Mr. Ice - Item Number Two, Macy's. Please state your name and address for the record.

Mr. Behra – John Behra, Boyer Signs, 21611 Tungsten, Cleveland, Ohio 44111.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the revised Master Sign Program was approved by the ARB on 2-23-06. From Engineering there is no report. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building there is 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 – You first need to decide if these signs are in substantial compliance with the current Master Sign Plan. If they are so determined, you are in a position to act on it with no requirement to send it to City Council.

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 Revision to the Master Sign Program pursuant to C. O. Section 1272.12(a)(7), designated as M1, M2, M3, M4, M5 and M6 for Westfield Shoppingtown, refacing (6) existing wall signs from Kaufmann's to Macy's, (1) for the north east elevation, (1) for the north east entrance, (1) for the north west elevation, (1) for the north west entrance, and (1) for the south west elevation for property located at 17447 Royalton Road, part of PPN 396-20-001 zoned Shopping Center. * ARB Favorable Recommendation 2-23-06.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok, you are all set

DICK'S SPORTING GOODS/ Tim McCourt, Agent

Revision to the Master Sign Program pursuant to C. O. Section 1272.12(a)(7), to add (4) signs for Dick's Sporting Goods, for Westfield Shoppingtown for property located at 17071 South Park Center, part of PPN 396-20-001 zoned Shopping Center.

Mr. Ice - Ok, Item Three, Dick's Sporting Goods. Please state your name and address for the record.

Mr. McCourt – Tim McCourt, 5058 Route 13 North, Bristol, Pennsylvania, 19007.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner there is no report. From Engineering, there is no report. Thank you.

Mr. Ice - Thank you. Mr. 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. Unlike the other one, this does have to go to ARB and to Council, since there is no signage there on the Master Plan now, this Commission should be aware that these signs do not meet our Code; however, this Commission, under our ordinances can waive the Code provision. It does not need to go to ARB.

Mr. Ice - Thank you Mr. Kolick. Any questions, or comments? We will send you over to the ARB.

SANTO/GILLESPIE ITALIAN CARRY-OUT/ Scott Gillespie, Principal

A Conditional Use Permit pursuant to C.O. Section 1242.07 and 1258.02 (a)(2)(A)(5) to utilize 440 SF of space as a carry-out restaurant, property located at 10252 West 130th Street, PPN 398-12-019 zoned Local Business.

Mr. Ice - Item Number Four, Santo/Gillespie. Please state your name and address for the record.

Mr. Gillespie – Scott Gillespie, 4555 Summit Circle, Brecksville, Ohio 44141.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the proposed use is a carry-out restaurant. There are three areas that do not conform. Parking from Right-of-Way the required is 20' and they indicate 12'. Parking abutting residential district, required is 10' and they indicate 5' and parking abutting residential district. The required is 10' and they indicate 3'. From Engineering, the parking lot pavement should be brought up the City standards. The sidewalks need to be installed, per the approved plans for Bexley Place Subdivision. Thank you.

Mr. Ice. - Mr. Biondillo

Mr. Biondillo - Thank you Mr. Chairman. From Building we need plans and a lighting layout

Mr. Ice - OK. Lt. French

Lt. French - Thank you Mr. Chairman. We need a Knox box and will look at the final plans.

Mr. Ice - Thank you, Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. This must be denied since free-standing food service is not permitted and the other zoning infringements referred to earlier. There needs to be sidewalks on both streets. If approved by BZA, they should go to ARB. Thank you.

Mayor Perciak – How have you been doing on sales?

Mr. Gillespie – We have done very well in the last month.

Mayor Perciak – It really looks good.

Mr. Gillespie – Once people have seen what its all about, then its done very well. If it continues I'll be a happy guy.

Mayor Perciak – It looks nice, its come a long way.

Mr. Gillespie – You have seen it first hand?

Mayor Perciak – Yes, I have, thank you.

Mr. McDonald - Mr. Chairman

Mr. Ice - Mr. McDonald

Mr. McDonald - I move to give favorable consideration to a Conditional Use Permit pursuant to C.O. Section 1242.07 and 1258.02 (a)(2)(A)(5) to utilize 440 SF of space as a carry-out restaurant, property located at 10252 West 130th Street, PPN 398-12-019 zoned Local Business.

Mrs. Walker - Second.

Mr. Ice - Secretary please call the roll.

Roll Call: All Nays DENIED

Mr. Ice – You will need to go to BZA and then return here if approved and we will set a Public Hearing on your Conditional use request.

OLDJA & CAMPEAN/ Alexandru Campean, Principal

Parcel Split and Consolidation of .0485 acres for property located at 14091 Sprague Road and 14264 Wilma Drive, PPN 398-02-011 & 398-02-044 zoned R1-75.

Mr. Ice - Ok, Item Number Five, Oldja/Campean. Please state your name and address for the record.

Mr. Campean – Alexandru Campean, 14264 Wilma Drive, Strongsville, Ohio 44136. I am seeking a lot split and consolidation.

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

Mrs. Daley - Thank you, Mr. Chairman. From the City Planner, the request is to split the rear 160' of PPN 396-02-011 and attach same to adjacent Parcel 398-21-044 resulting in the following; Parcel "A" which has a Lot Width of 85.5' and Lot Area of 33,902 SF and Parcel "B" which has a Lot Width of 125' and Lot Area of 102,028 SF. Both Parcel A & B will exceed the required Lot Width (75') and Lot Area (12,750 SF) in an R1-75

zoning district. This split will not interfere with the Master Street Program. From Engineering, the lots split and consolidation map is in approvable form. Both Sprague Road and Wilma Drive are fully improved. 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. - Mr. Kolick

Mr. Kolick - Thank you, Mr. Chairman. I don't have any problem with the lot split and adjoinment. The only thing I would ask is, if this lot on Wilma is currently bound by Covenants and Deeds, they be amended to add in the new section into that as well and that is something we need to double check the City's records on. You can act on it contingent upon that.

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

Mr. McDonald - Mr. Chairman

Mr. Ice - Mr. McDonald

Mr. McDonald - I move to give favorable consideration to Parcel Split and Consolidation of .0485 acres for property located at 14091 Sprague Road and 14264 Wilma Drive, PPN 398-02-011 & 398-02-044 zoned R1-75. Contingent on the report of the Law Director.

Mrs. Walker - Second

Mr. Ice. - Secretary please call the roll

Roll called

All Ayes

Approved

Mr. Ice - You are all set.

Mr. Ice – I don't see anyone here from Parkview, we will move that to the end in case someone shows up.

MARIA GARDENS/ John Reys, Agent

Site Plan Approval for the addition of 22 parking spaces including 4 which are van accessible on the east elevation of the Maria Gardens building property located at 20465 Royalton Road, PPN 393-16-001 zoned R1-75.

Mr. Ice – Item Number Seven, Maria Gardens. Please state your name and address for the record.

Mr. Reyes - John Reyes, 46405 Telegraph Road, Amherst, Ohio 44001. We are here to present an increase in parking area for the Maria Gardens facility. We are looking to increase the parking capacity to relieve any sort of extra parking requirements that they may need on busier planting sales seasons.

Mr. Ice – We will listen to the administration reports, Mrs. Daley

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, PPN 393-16-001 is zoned R1-75. Maria Gardens is a Legal Non-conforming Use. I will defer to the Law Department for the variances needed. From Engineering, the plans have been submitted and are under review. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, the proposed parking modification meets the requirements of the ADA Guidelines for accessible parking spaces and we will need the revised lighting plans submitted to our lighting consultant and our department. 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. They are going to require two variances, one for the expansion of a non-conforming use and two, relating to the setback to the property to the east, so we will need to deny them and send them to BZA. If in fact they are approved, I would suggest they go directly to ARB before returning here, as well as talking with our lighting consultant. You will need to deny them here tonight. Thank you.

Mr. Ice - Thank you. Questions or comments?

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for the Site Plan Approval of an addition of 22 parking spaces including 4 which are van accessible on the east elevation of the Maria Gardens building property located at 20465 Royalton Road, PPN 393-16-001 zoned R1-75.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Nays DENIED

Mr. Ice – You may now proceed to BZA and we will go ahead and send you to ARB as well before coming back to us.

DANIEL L. MASUGA/Daniel Masuga principal

Approval of a Parcel Split of .09368 acres out of PPN 398-06-005, property located at 8988 West 130th Street and consolidating .02342 acres with each of PPN 398-06-020, 398-06-021, 398-06-022 and 398-06-023 located on Whitney Road zoned R1-75.

Mr. Ice - Item Number Eight, Daniel L. Masuga. Please state your name and address for the record.

Mr. Masuga – Daniel Masuga, 10235 Versailles Drive, Strongsville, Ohio 44136. I am here tonight to ask for a lot split and consolidation on a parcel on West 130th.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the request is to split the rear 300' of PPN 398-06-005 and attach equal portions to four adjoining parcels fronting along the north side of Whitney Road creating the following; Parcel A with a lot width of 136.02' and a lot area of 46,318 SF, Parcel 1-A, with a lot width of 75.01, and lot area of 33,424 SF, Parcel 2-A, with a lot width of 75.01, and a lot area of 33,340 SF, Parcel 3-A with a lot width of 75.01 and a lot area of 33,256 SF, and Parcel 4-A with a lot width of 75.01 and a lot area of 33,172 SF. All the above listed parcels will meet the required

Lot Width (75') and Lot Area (12,750 SF) in an R1-75 zoning district. From Engineering, the lot split and consolidation map is in approvable form. Both Whitney Road and West 130th are fully improved. 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 - No report Mr. Chairman.

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 Parcel Split of .09368 acres out of PPN 398-06-005, property located at 8988 West 130th Street and consolidating .02342 acres each with PPN 398-06-020, 398-06-021, 398-06-022 and 398-06-023 located on Whitney Road zoned R1-75.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REFERRALS FROM COUNCIL

Ordinance No. 2006-86

AN ORDINANCE VACATING A PORTION OF CONCORD AVENUE, AMENDING THE LOCAL STREET PLAN FOR STRONGSVILLE PARK SUBDIVISION, BY ADOPTING A NEW STREET PLAN FOR CONCORD AVENUE AND DECLARING AN EMERGENCY.

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

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 I noted, we will need to set them for a Public Hearing on a Conditional Use permit. Just a couple items to make them aware of, they need to give us an exact location for this. There are some restrictions under the code, one is they can't be within 100' of a dwelling, that the structures need to be enclosed by a fence. The other item and I can address it with them, in the past some of these have become storage areas for pipe and equipment and all that. We need to make it very clear to them that if it is a sales trailer, it is a sales trailer. I guess the other item as to the time limit is normally they are selling these off a model. I don't know if they are looking for temporary approval until they get a model up or whether this is intended to be more long term. If it is more long term the code permits for up to a year, they would have to come back to this Commission to extend it beyond that. With those items you will just need to set them for a Public Hearing, but we ought to contact them, touch base with us administratively and handle these issues as well as some of the others from the Building Department. Thank you.

Mr. Ice. – Any questions or comment? I will set this for a Public Hearing on May 11, 2006.

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 8:20 p.m.

Jeffrey A. Ice, Chairman