

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

September 14, 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. Stehman 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 MRS. BARTH

Mr. McDonald - Mr. Chairman

I move to excuse Mrs. Barth 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 had a chance to review the minutes of August 17, 2006, September 27, 2001, September 13, 2001, June 28, 2001, September 28, 2000, March 23, 2000 and March 9, 2000. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARING:

SCHNEIDER RESERVE SUBDIVISION/ Kellie Mclvor, Agent

- a) A Conditional Use Permit pursuant to C.O. Section 1242.07 and 1252.28 to utilize space as a temporary sales trailer, property located on Kenilworth Drive, part of PPN 395-22-001 zoned R1-100.
- b) Site Plan approval of a 528 SF building to be used as a temporary sales trailer for property located on Kenilworth Drive, part of PPN 395-22-001 zoned R1-100. ARB Favorable Recommendation 9-5-06.

Mr. Ice – Under Public Hearing, Item Number One, Schneider Reserve Subdivision. Anybody wishing to speak in favor of please step to the microphone and state your name and address for the record.

Ms. Mclvor – Kelly Mclvor with Pulte Homes, 30575 Bainbridge Road, Suite #200, Solon, Ohio 44139. Thank you for taking a look at our application and considering it. As you know we are building homes in Schneider Reserve which is the development that will be east of Pearl, south of Whitney. We want to put a temporary sales trailer in for about 6 to 9 months until we can get our model home up at which point we would remove it and work out of the model. If you have any questions, I'm willing to answer them.

Mr. Ice – Anyone else wishing to speak in favor, against, seeing none I declare the Public Hearing closed and we will move onto the administration reports, Mrs. Daley

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, Section 1258.28 of the zoning code permits temporary structures in any residential district provided a Conditional use Permit is granted in accordance with the provisions of Section 1242.07. From Engineering, the site plan is in approvable form. We have discussed with the applicant the curbs, they will need to be cut to accommodate the handicapped ramps and when the trailer is removed, the curbs will need to be replaced per the City standards. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

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

Mr. Ice – Thank you. Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. the ARB did give favorable recommendation on 9-5-06. 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. It's the first sales trailer actually acted on before the Commission. It is permitted under the code within your discretion. The only thing I would note, the code does limit it to 6 months, I also think the applicant stated that if the model home was constructed the sales trailer would be removed. It would probably be appropriate then to put on a condition that it would be there for 6 months and/or the completion of the model whichever would first occur. If they ran into a time problem they could always come back and ask the Commission if it was a 3 month period or something to extend it but they would need to come back for that. If you act on it, I would suggest that you make it subject to that condition and subject to the report of the City Engineer. Thank you.

Mr. Ice - Thank you. Does anybody have any questions or comments? I'm ok with that under those conditions.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for A Conditional Use Permit pursuant to C.O. Section 1242.07 and 1252.28 to utilize space as a temporary sales trailer, property located on Kenilworth Drive, part of PPN 395-22-001 zoned R1-100, subject to the report of the City Engineer this evening and the removal of the trailer once the model is complete or within 6 months of the issuance of the Conditional Use Permit whichever comes first.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

Mr. Kolick – you need reports on the site plan.

Mr. Ice – Ok, Mrs. Daley.

Mrs. Daley – No report from the City Planner and the report is the same on the site plan for the curbs from Engineering. Thank you.

Mr. Ice – Mr. Biondillo.

Mr. Biondillo – Thank you Mr. Chairman. Approvable form.

Mr. Ice – Thank you, Lt. French.

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

Mr. Ice – Thank you. Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give favorable recommendation. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick – I have no report.

Mr. Ice – Thank you. Any questions?

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for the Site Plan approval of a 528 SF building to be used as a temporary sales trailer for property located on Kenilworth Drive, part of PPN 395-22-001 zoned R1-100. ARB Favorable Recommendation 9-5-06.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

FINAL APPROVALS:

PEARL ROAD SHOPPING CENTER/ Robert Zarzycki, Agent

Site Plan approval of the Exterior Renovations to the existing Pearl Road Shopping Center; property located at 14490 Pearl Road, PPN 393-19-038 zoned General Business.

Mr. Ice - Item Number Two, Pearl Road Shopping Center. Please state your name and address for the record.

Mr. Malik – James Malik, with Zarzycki Malik Architects, 7500 Pearl Road, Middleburg Heights, Ohio 44130. We wish the Planning Commission to approve the proposed alternate elevation that meets the request of the Architectural Review Board. It's a little bit different, it was submitted on Drawing Number 1, dated August 17, 2006. It lowers the parapet over the larger building.

Mr. Ice - Thank you. We will listen to the reports, Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. There is no report from the City Planner and there is no report from Engineering. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building the plan is in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. As Mr. Malik stated, the ARB did request that parapet be lower just to get a lower profile for the building and they did that and ARB did give favorable recommendation. Thank you.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. From Fire, we need a knox box on the exterior of this building for emergency access keys. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman. We did request that they screen the trash enclosures according to the code provision and they have provided for that on the latest drawing. 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 Site Plan approval of the Exterior Renovations to the existing Pearl Road Shopping Center; property located at 14490 Pearl Road, PPN 393-19-038 zoned General Business.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok, you are all set

Mayor Perciak – Thank you for cleaning that up over there, that will really be nice now. That is a step in the right direction there.

NEW APPLICATIONS:

Mr. Ice – Item Number three, CVS. No CVS, we will move them down and hopefully they will show up.

LANDMARK GARDEN & LANDSCAPE/ Anthony Cerny, Agent

Site Plan approval of a103,629 SF building to be used as a garden center for property located at 12701 Prospect Road PPN 392-22-004 zoned General Industrial.

Mr. Ice - Item Number Four, Landmark Garden & Landscape. Please state your name and address for the record.

Mr. Cerny – Tony Cerny, Architectural Design Studios, 620 E. Smith Road, Medina, Ohio 44256. We are requesting to be able to renovate and convert the old Cashway building at the corner of Westwood and Prospect, to be used for Mr. Smith's Landmark

Garden & Landscape center. Currently the garden center is located across Westwood Drive. Essentially we are going to be relocating the functions that are in that location into this particular site. Part of the work involves the complete renovation of the outside of the façade, demolition of some of the out-structures that were there, renovations of the one that remains behind. Relocation of his landscape material bins to the site and just general improvement to the site itself.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there are a number of areas that do not meet the General Industrial Zoning District requirements. They are as follows; Front Yard Setback the requirement is 125' from the center line of Prospect and they indicate 65'. Parking from Right of Way required is 50'. they indicate ex. Parking within the ROW. Regarding side Yard Setbacks on the north side, building abutting non-res. district, requires 25' they indicate 5'. Parking abutting non-res. district also on the north side, requires 10' and theirs goes right up to the property line. Regarding Rear Yard Setback, Building abutting non-res. district requires 50' and they indicate 0'. The building abutting the non-residential district is 50' required, this is the rear yard setback, they are actually encroaching over the property line up against the railroad right-of-way. Those are the areas of noncompliance. From Engineering, The proposal is to utilize an existing 103,629 sf building as a garden center. The property is located at 12701 Prospect Road on P.P.N. 392-22-004, zoned General Industrial. At this time we have the following comments: The parking lot pavement should be brought up to City standards, including curbing and curb drains. Additional storm sewers may be needed, especially once curbs are added to the parking lot. Access to the landscape and mulch bins seems to be limited. There does not appear to be room for trucks to turn around. The applicant should look at this issue and make sure they have the ability to utilize these bins in the locations shown. Final engineering plans are needed for final approval. Additional comments will be provided as the final plans are developed. Thank you.

Mr. Ice. - Mr. Biondillo

Mr. Biondillo - Thank you Mr. Chairman. From Building the proposed parking is in compliance with the ADA Guidelines. We will need a revised lighting report which was rejected and should receive that when it goes to ARB. We did speak with the applicant, the intent on the interior of this is to completely renovate the inside, provide accessible restrooms, redo all the mechanical, electrical and plumbing systems. There has been quite a bit of work done on the interior as it is, removing all the old wooden partitions from the lumber yard. We did speak to the applicant about some of the concerns of

the outdoor storage and at that time the applicant agreed to keep the storage of that material within the containment bins provided on the site plan. Thank you.

Mr. Ice - OK. Lt. French

Lt. French - Thank you Mr. Chairman. The Fire Marshall met with the owner on the property, they arrived at a mutually agreeable location for a propane tank, they are going to have a propane filling station and it is shown on the plans. We need a knock box on the building for emergency access after hours and the Building Commissioner had stated earlier that a complete fire detection and monitored system would be installed in this building. Thank you.

Mr. Ice - Thank you, Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. Due to the areas of noncompliance we will need to deny them and have them go over to the Board of Zoning Appeals. With this lot and where its at, no matter what they would do, they would probably would need some type of variances on this site. We would like them to come in administratively and talk to us a little bit more about the location of the storage bins and the trucks. One thing we want to make sure is that nothing has to back out or slow down traffic on Prospect Road, so that they can come in and we will just review those issues with them. If they are approved by BZA, I would suggest they go directly over to ARB and the Lighting Consultant so when they come back they will have everything in order rather than bouncing back and forth between the boards. We can keep them moving that way. With that you will need to deny it and let them get over to the BZA, let them come in administratively, talk about some of the configurations with us and as the Building Commissioner said, the one issue always on these is the storage of materials. We just want to make sure they don't get out of hand there. They are limited to the bins that they provided.

Mayor Perciak – Mr. Chairman, I just have a question, Gary why are you putting the propane station there when you have it across the street?

Mr. Smith – Well the gas station does not have enough people to man that, really the propane is manned through the lawn and garden store and they go run and fill all the containers up. At the gas station sometimes there is only one person running the register and you can't go fill them. So I wouldn't have anybody there to fill that tank, plus where its located, between my two buildings there its pretty tight down there.

Mayor Perciak – Alright. Thank you.

Mr. Ice - Thank you. Any other questions or comments from the members.

Mr. Ice - Thank you.

Mr. McDonald - Mr. Chairman

Mr. Ice - Mr. McDonald

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a 103,629 SF building to be used as a garden center for property located at 12701 Prospect Road PPN 392-22-004 zoned General Industrial.

Mrs. Walker - Second.

Mr. Ice - Secretary please call the roll.

Roll Call: All Nays DENIED

Mr. Kolick – As I stated to the applicant, you need to stop in and see Carol, fill out the application and get onto the BZA agenda.

Mr. Ice – We will send you right to ARB from there.

EDWARD AND CHERYL SOBEK, OWNERS

Parcel Adjoinment of PPN's 392-11-014 and 392-11-015 for property located on Westwood Drive zoned R1-75.

Mr. Ice - Ok, Item Number Five, Edward & Cheryl Sobeck. Please state your name and address for the record.

Mr. Sobeck – Edward Sobeck, 19128 Westwood Drive, Strongsville, Ohio 44149. Good evening Commission and thanks for reviewing our application. My wife and I are looking at consolidating two lots that we recently purchased on Westwood Drive. We are looking at consolidating those two lots into one so that we can build a residence.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley - Thank you, Mr. Chairman. From the City Planner, the request to consolidate PPN 392-11-014 & 015 creating Parcel "A" (150' x 300' – 1.03 Acres). The minimum lot size in an R1-75 zoning district is 75' x 170' (12,750 Sq Ft.). From Engineering, the lot consolidation map is in approvable form. Thank you.

Mr. Ice - Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building, there is 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. No report Mr. Chairman.

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 for a Parcel Adjoinment of PPN's 392-11-014 and 392-11-015 for property located on Westwood Drive zoned R1-75.

Mrs. Walker - Second

Mr. Ice. - Secretary please call the roll

Roll called:

All Ayes

APPROVED

Mr. Ice - You are all set.

CVS 4300 OH, LLC/ Matt Casey, Agent

Parcel split of PPN'S 396-17-111, 396-17-106, 396-17-023 for property located at 14187 Pearl Road zoned General Business.

Mr. Ice - Ok, we are going to go ahead with CVS, we will read the reports, its going to have to be turned down and go to BZA anyway. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the CVS parcel meets the General Business zoning requirements. The CVS parcel is the residual parcel on the split map. Pearl Road drive will be located on split parcel. Reciprocal easement will

be needed. The split parcel has only 40' lot width at Pearl Road. The Minimum General Business lot width is 200' for Attached Use. From Engineering, The proposal is to split P.P.N. 396-17-023 into 2 parcels. The site is zoned GB. The following parcels will be created: Parcel A: 1.8592 acres with 40.00' frontage on Pearl Road. Remainder Parcel: 1.6497 acres with 363.41' frontage on Pearl Road and 97.29' frontage on Royalton Road. At this time we have the following comments: Reciprocal easements will be necessary for the parking, access drive, sanitary and storm sewers. Refer to the City Planner's report for zoning non-compliance. 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 - Thank you Mr. Chairman. As noted, we will need to deny this so that it can go over to the BZA, since they don't meet the lot frontage requirement on the new lot that they are creating. Also as noted, they will need to deliver to us easements for parking, both for the traffic flow, ingress and egress onto Pearl and also onto Pearlview and then for the utilities. Thank you.

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

Mr. McDonald – I just have a question, do we know, are they still planning on the same basic design as with Phase I, Phase II that they had presented to us?

Mayor Perciak – No.

Mr. Ice – Do you know what they are doing?

Mayor Perciak – Because the Old Town Hall is going to stay where its at, they have gone back to the drawing board. All I know is the tenants that they had lined up are still very interested in leasing that spot but they are trying to do something with the exterior to make it a bit more compatible with the Old Town Hall, which of course will remain there. With the color gray and all the other things. Even if they go over to the yellow color, so needless to say they are back with their architects and they're doing their very best to try to blend the new with the old.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration of a Parcel split of PPN'S 396-17-111, 396-17-106, 396-17-023 for property located at 14187 Pearl Road zoned General Business.

Mrs. Walker - Second.

Mr. Ice - Secretary please call the roll

Roll Call: All Nays DENIED

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