

# STRONGSVILLE PLANNING COMMISSION

## MINUTES OF MEETING

January 25, 2007

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on **Thursday, January 25, 2007 at 7:30 p.m.**

Present: Planning Commission Members: Jeffrey Ice, Mary Jane Walker, Thomas Stehman. Council Representative: Raymond Haseley. Administration: Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Building Commissioner, Anthony Biondillo, Fire Department Representative, Lt. Randy French, Architectural Review Board Representative, William Boron.

The following was discussed:

**Strongsville Chamber of Commerce:** Mrs. Daley stated that the City Planner had no report except that this would need to proceed to City Council. She also stated that there was no report from the Engineering Department. Mr. Biondillo stated that the plans were in approvable form. Mr. Boron stated that the applicant did appear before the Architectural Review Board and that the building would have a black roof and that the siding would be done vertically instead of horizontally to resemble the Old Town Hall building. He said that there would also be new columns and can lights on the building. He said that ARB did give a favorable recommendation. Lt. French stated that the Fire Department had no report. Mr. Kolick stated that if they are approved that they would need to proceed to City Council.

**Westfield Southpark Mall:** Mrs. Daley stated that the City Planner had no report. She also stated that the Engineering Department had no report but that they would like to bring to the attention of Westfield with respect to the drainage that there is a berm on the SW corner of the Mall property where the detention basin is, it separates the rear yard swales of Stillbrooke and then the Mall. Some of it is washed away and settled, and we just need that repaired. The catch basins also that are located behind the SW corner of the mall we just need a commitment that these are going to be kept clean and free of debris. Mr. Slagter agreed. Mrs. Daley stated that the water was coming through the swales and getting through into the rear yard swales. Mr. Biondillo stated that it was in approvable form. Mr. Boron stated that the ARB did approve the Master Sign Program Revision. They presented the Board with a color rendering as requested. Lt. French stated that there was no report from the Fire Department. Mr. Kolick stated that if approved it would need to proceed to City Council.

**Chipotle Mexican Grill:** Mrs. Daley stated that there was no report from the City Planner and that it was in approvable form from Engineering. Mr. Biondillo stated that the plans were in approvable form. Mr. Boron stated that the ARB did give favorable

recommendation to the site plan. He said that they were going to match the mall brick and the colors of the mall. The ARB did have a concern about the patio area and the Building Department was going to look at the plans when they are submitted. The concern was the railings with metal fencing that Chipotle was putting on their patio. Mr. Biondillo stated that it was looked at and that the Building Department felt that because of the way the traffic flows parallel to the curb, the curbing is sufficient and the sidewalk is sufficient. Its not like some of the other conditions we have had around town where you pull into a spot with an eating area where there is a potential for the vehicles jumping a curb or running into that space or alcohol is involved like with some of the bar areas. He stated that he was ok with the design and that way that it is. Mr. Kolick asked if there were any parking spaces up against this area and Mr. Biondillo stated that there were none. Lt. French stated that the Fire Department had no report. Mr. Kolick stated that he had no report.

**Chico's:** Mrs. Daley stated that there was no report from the City Planner or Engineering. Mr. Biondillo stated that the plans were in approvable form. Mr. Boron stated that they did receive favorable recommendation from the ARB and that they were going to match the mall brick and mall colors. Lt. French stated that the Fire Department had no report and Mr. Kolick stated he had no report.

**K Dearborn & Dearborn Inc.:** Mrs. Daley stated that Attorney John Brown was asking for an extension of time and that the Planning Commission approved the plans on January 26, 2006. She stated that it was a split and consolidation on Priem Road. She stated that from Engineering, there were no sanitary sewers currently down Priem Road, they did get approval from the County Board of Health for a septic system on the consolidated piece. We did ask them to put some notes on the plat stating that this piece would not be developed until they extended the sanitary sewer down Priem because right now it ends at Beechcreek. We will still need those conditions on there. Mr. Biondillo stated that there was no report from the Building Department. Lt. French stated that the Fire Department had no report. Mr. Kolick stated that it should be addressed with the applicant on the floor, what the timing is and why he has held out and when he will get going but that it is in approvable form subject to all the same conditions that we had last time which was the Engineer's report.

**Ordinance No. 2006-69:** Mr. Haseley stated that after he met with the Mayor they seemed to be of the same opinion that this should be defeated. Most of these changes would have been on his side of Pearl Road and people who own several parcels and are still planning to develop that would be penalized. The whole purpose of that ordinance was to limit the addition of strip centers.

The meeting was called to order at 8:00 PM by the Chairman, Mr. Ice.



**FINAL APPROVALS:**

**STRONGSVILLE CHAMBER OF COMMERCE/ R. A. Kalfas, Agent**

Site Plan approval for the exterior renovation to the Chamber of Commerce Building located at 18829 Royalton Road, PPN 397-10-009 zoned Public Facility. \*Certificate of Appropriateness granted 10-24-06. ARB Favorable Recommendation 1/23/07.

Mr. Ice – Item Number One, Strongsville Chamber of Commerce. Please state your name and address for the record.

Mr. Kalfas – Robert Kalfas, 12001 Prospect Road, Strongsville, Ohio 44149. We are proposing to put a new roof structure on the Chamber building that now exists. It is a flat roof which is leaking and sagging and we are going to take the mansard roof off and build a gable style roof to try to tie into the Old Town Center next door.

Mr. Ice – Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the Planning Commission approval must be confirmed by City Council. From Engineering, there is no report. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

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

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did grant favorable recommendation on January 23, 2007. As the applicant stated, they are intending to replace the roof and put on the siding to match the Old Town Hall and also to replace the old columns and add 22 can lights underneath the roof line. Thank you.

Mr. Ice – Thank you. Lt. French.

Lt. French – Thank you, Mr. Chairman. From Fire, there is no report. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. If a favorable recommendation is made it will need to be confirmed by City Council. Thank you.

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

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration of the Site Plan for the exterior renovation to the Chamber of Commerce Building located at 18829 Royalton Road, PPN 397-10-009 zoned Public Facility. \*Certificate of Appropriateness granted 10-24-06. ARB Favorable Recommendation 1/23/07.

Mr. Stehman - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**WESTFIELD/SOUTHPARK MALL/ Larry Powers, Agent**

Amendment to the Master Sign Program for Westfield Shopping town SouthPark Mall adding (5) signs (M65, M69, M70, M71) and (3) awnings (M66, M67, M68) for the Joseph A. Banks store, adding (1) sign (M72) for the Chipotle Mexican Grill, (2) signs (M73, M74) for the Coldwater Creek (3) signs (M75, M76, M77) for the Houlihan's Restaurant and (2) signs (M78, M79) for Chico's for property located at 500 SouthPark Center, PPN 396-20-001 zoned Shopping Center. ARB Favorable Recommendation 1/23/07.

Mr. Ice - Item Number Two, Westfield Southpark Mall. Please state your name and address for the record.

Mr. Slagter – John Slagter, Buckingham, Doolittle and Burroughs, 1375 E. 9<sup>th</sup> Street, Cleveland, Ohio. I am here tonight on behalf of Southpark Mall. We are requesting an amendment to the existing Master Sign Program that exists for the Mall.

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 on the Master Sign Program. I did just want to bring up one subject which is the berm located on the Southwest corner of the Mall property just west of the detention basin. It's washing away a little bit and some of the water is then over flowing into the rear yard swales of the Stillbrooke Subdivision. We would just like

the applicant to have that repaired and also commit to keeping the catch basins maintained and free from debris. Thank you.

Mr. Slagter – Nodded and gave his consent.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building, the Master Sign Program is in approvable form. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give favorable recommendation on 1-23-07. The applicant did present an overall color elevation of the Mall, including all the tenant spaces, as requested. Thank you.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. From Fire there is no report.

Mr. Ice - Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman, if this Commission gives favorable approval, it would need to be approved by City Council. Thank you.

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

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for the Amendment to the Master Sign Program for Westfield Shopping town SouthPark Mall adding (5) signs (M65, M69, M70, M71) and (3) awnings (M66, M67, M68) for the Joseph A. Banks store, adding (1) sign (M72) for the Chipotle Mexican Grill, (2) signs (M73, M74) for the Coldwater Creek (3) signs (M75, M76, M77) for the Houlihan's Restaurant and (2) signs (M78, M79) for Chico's for property located at 500 SouthPark Center, PPN 396-20-001 zoned Shopping Center. ARB Favorable Recommendation 1/23/07.

Mr. Stehman - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**CHIPOTLE MEXICAN GRILL/ Jennifer Saum, Agent**

Site Plan approval of a new 2,309 SF tenant space to be used for a Restaurant located at 500 South Park Center, Part of PPN 396-20-001 zoned Shopping Center. ARB Favorable Recommendation 1/23/07.

Mr. Ice - Item Number Three, Chipotle Mexican Grill. Mr. Slagter remains at the podium.

Mr. Slagter – I am also here on behalf of the tenants on the other approvals.

Mr. Ice - Thank you. Mrs. Daley.

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

Mr. Ice - Thank you. Mr. Biondillo.

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

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give favorable recommendation on 1-23-07. They will match all the mall brick on all the intended elements of the mall.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. From Fire there is no report.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, no report. Thank you.

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

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site Plan approval of a new 2,309 SF tenant space to be used for a Restaurant located at 500 South Park Center, Part of PPN 396-20-001 zoned Shopping Center. ARB Favorable Recommendation 1/23/07.

Mr. Stehman - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**CHICO'S/ Scott Widdows, Agent**

Site Plan Approval of a 4,500 SF women's clothing store to be located at South Park Center, Part of PPN 396-22-001 zoned Shopping Center. ARB Favorable Recommendation 1/23/07.

Mr. Ice - Item Number four, Chico's. Mr. Slagter remains at the podium.

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, the plan is in approvable form. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give favorable recommendation on 1-23-07. The applicant stated that the colors and the mall brick will match the existing mall. They are adding black awnings and some limestone to the front of their store and that was approved.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. From Fire there is no report.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, no report. Thank you.

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

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site Plan Approval of a 4,500 SF women's clothing store to be located at South Park Center, Part of PPN 396-22-001 zoned Shopping Center. ARB Favorable Recommendation 1/23/07.

Mr. Stehman - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Slagter – I did want to thank this commission, obviously the Architectural Review Board and also the staff of the City for its professionalism and hard work on this, it's been a long process. We are excited to open the Mall and the client wanted me to let all of you know that we thank you for all your hard work on this. Thank you. Good night.

**K. DEARBORN & DEARBORN INC./ John Brown, Agent**

An extension of time until January 26, 2008 for;

- a) A Modification pursuant to Section 1228.01(i) of the Codified Ordinances of Strongsville, to permit a Subdivision without Sanitary Sewers.
- b) Subdivision of PPN's 391-13-004, 391-13-009 and 391-13-013 located on Priem Road, zoned R1-75.

Mr. Ice - Item Number five, Dearborn and Dearborn. Please state your name and address for the record.

Mr. Brown – John Brown, 3500 BP Building, Cleveland, Ohio. I represent Ken Dearborn and Dearborn Inc. We are here before you today asking for this extension because when this original subdivision came about, we had it sold. The purchaser was Steve

Sokol who also did the Engineering for the subdivision. The sale fell through, there have been a number of complication and contingencies and so forth. We have them worked out as of this morning. As a matter of fact, Mr. Sokol has indicated to me that he will submit a new mylar to us as the Engineer so I would appreciate an extension. I certainly don't need the whole year because I should have it this coming week but thank you for your consideration. That is the only issue.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering there are no sanitary sewers down Priem Road at this time. We did receive a letter from the County Board of Health approving a septic system on the consolidated parcel. We also asked the applicant to add a note to the plat stating that the consolidated parcels would not be developed on until the sanitary sewers extended down Priem Road and that note has been added to the plat. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

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

Mr. Ice – Mr. Boron.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. From Fire there is no report.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, any approval should be made subject to that same approval from last January's meeting, namely the Engineer's report. If approved here this evening it will need to go to City Council if there are any changes in the plat. Thank you.

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

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give an extension of time until January 26, 2008 for;

- a) A Modification pursuant to Section 1228.01(i) of the Codified Ordinances of Strongsville, to permit a Subdivision without Sanitary Sewers, and
- b) Subdivision of PPN's 391-13-004, 391-13-009 and 391-13-013 located on Priem Road, zoned R1-75, subject to the report of the Engineering Department.

Mr. Stehman - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**REFERRALS FROM COUNCIL:**

**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. Ice – Under referrals from Council, Mr. Haseley.

Mr. Haseley – Thank you Mr. Chairman, Ordinance No. 2006-69. I would like to take an unfavorable recommendation back to City Council. I explained why in the caucus.

Mr. Ice - 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.

Mrs. Walker – Mr. Chairman.

Mr. Ice – Mrs. Walker.

Mrs. Walker – I move to give a favorable recommendation to Ordinance No. 2006-69.

Mr. Stehman – Second.

Mr. Ice – Secretary, please call the roll.

Roll Called All Nays DENIED

Mr. Ice – Mr. Haseley, you have an unfavorable recommendation.

Mr. Haseley – Thank you.

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 8:09 p.m.

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Jeffrey A. Ice, Chairman