

NEW APPLICATIONS:

JARDINE DEVELOPMENT/ K. & F. PROPERTIES/ Jason Jardine, Principal

- a) Modification for an additional 39 parking spaces pursuant to Zoning Code Section 1270.04(b) where the code requires 524 spaces, where only 328 spaces are proposed, and where the BZA granted a variance of 157 spaces on 4/5/88, for property located on Pearl Road; PPN 396-19-001 and 396-19-007, zoned General Business.
- b) Lot Split and Consolidation of PPN 396-18-018, 396-18-019, 396-19-001 and 396-19-007 (future Rite Aid Location) for property located on Pearl Road, zoned General Business.

Mr. Ice – Item Number One, Jardine Development. Please state your name and address for the record.

Mr. Jardine – Jason Jardine, 17804 Fox Hollow, Strongsville. Here for the lot split between K & F Properties and Jardine Funeral Home.

Mr. Ice – We will listen to the administration reports and please do both items, the parking spaces and the lot split, Mrs. Daley

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the request is to split a 127' x 260' portion from PPN 396-19-001 and attach same to PPN 396-18-108 and 396-18-019 which is the current Jardine Funeral Home parcel to create a site for a proposed Rite Aid Store. Currently the parking provided is 387 spaces, 59 of these spaces will be lost by this split and the new Rite Aid construction. The BZA granted a parking variance of 157 spaces on 4/5/88 therefore with the variance and the existing parking and the parking that is going to be lost there will be a new deficit of 39 spaces. There was a parking analysis done and the conclusion of that was that the occupancy rate, right now during peak hours is only at about 30%. From Engineering, no report on the modification and the lot split is in approvable form. They will need cross easement for parking access and the storm sewers. We did receive a letter from the applicant that is signed by the adjacent owner that we will need to grant these easements and they are in agreement with that. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, there is no report on the modification or the lot split.

Mr. Ice – Thank you. Lt. French.

Lt. French – Thank you, Mr. Chairman. From Fire, no report on modification or on the lot split.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. I would request that the Commission make any approval contingent upon receipt by the Law Department of cross easements for parking, ingress and egress, and utilities. Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for a Modification for an additional 39 parking spaces pursuant to Zoning Code Section 1270.04(b) where the code requires 524 spaces, where only 328 spaces are proposed, and where the BZA granted a variance of 157 spaces on 4/5/88, for property located on Pearl Road; PPN 396-19-001 and 396-19-007, zoned General Business.

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 Lot Split and Consolidation of PPN 396-18-018, 396-18-019, 396-19-001 and 396-19-007 for property located on Pearl Road, zoned General Business, subject to the receipt of the cross easements for parking ingress and egress, and all utilities.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok, you are all set

RITE AID CORPORTION/ Brian Fabo, Atwell Hicks, Agent

Site Plan approval of a 14,564 SF Building for a proposed Rite Aid Drug Store to be located on Pearl Road, PPN 396-18-018 and 396-19-001, zoned General Business.

Mr. Ice - Ok, Items Two, Rite Aid Corporation. Please state your name and address for the record.

Mr. Belmont - Mark Belmont with Atwell Hicks, Land Development Consultant, representing Rite Aid Corporation, 30575 Bainbridge Road, Solon, Ohio. Here to present the proposed Rite Aid site that was just mentioned on the lot split. We have had a lot of discussions with the City staff to discuss this and without reiterating a lot of that I can answer any questions you may have.

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

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the proposal meets the General Business zoning district requirements. From Engineering, the pavement must conform to the City standards. The preliminary plan shows the sanitary and water taps as being made off of Pearl Road. These connections should be made off of Cook Avenue, so as to avoid any lane closures on Pearl Road. The proposed access drive off Pearl Road should line up with the aisle of the existing parking. They will need to move that to the north approximately 10 feet. Final engineering plans are needed for final approval. Additional comments will be provided as the final plans are developed. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building, the proposed parking is in compliance with ADAAG Guidelines. There is a requirement for screening in between this property and the adjacent residential properties and that is an issue that will come up before the ARB. The site plan does have enclosed dumpsters located on it. Another issue that was discussed administratively was providing some sort of mounding along Pearl Road and Cook Avenue between the sidewalk areas and the paved areas of the parking lot to help shield lights going out onto those from the parking area. Another thing that will be looked at is an area similar to the intersection of Pearl and Royalton, where we have a paved area with a couple of benches, nicely landscaped area, to give residents an area of refuge or to wait for traffic signals or just to sit there for a while. I

do have a CPTED Report from the Strongsville Police Department that I will read. Under Natural Surveillance, this location will have good natural surveillance from surrounding streets and parking areas. Parking areas should be illuminated to the standard of 2 foot candles. Shielding for luminaries will be required in consideration to the residential properties to the east. Territorial Reinforcement, private property tow away zone signs should be erected in conspicuous locations. Traffic Concerns, the internal flow pattern appears to be safe and practical. The relocated driveway on Pearl Road is shown as one lane in, one lane out, left turns out of this driveway will have delays of peak rush hour traffic volumes. Other times left turns could be accomplished without difficulty. At this time I would not recommend prohibiting left turns from this driveway. The relocated driveway on Cook Avenue would appear to have enough distance from McDonald's driveway to not cause conflicting traffic pattern. A sign at each driveway exit, illustrating left turns should be made to the outside of opposing left turn traffic would help. Thank you.

Mr. Ice - Thank you. Lt. French

Lt French - Thank you Mr. Chairman. From Fire, for the record, can the applicant state, will this building be fully sprinkler protected?

Mr. Belmont – Yes, it will.

Lt. French – Will you have a monitored fire alarm system in this building?

Mr. Belmont – Yes.

Lt. French – Very good, we have not seen a location indicated on the plan for the Siamese Fire Department connection. We will work with the applicant on that to find a suitable location. They may be in need of a private hydrant, depending on where we end up putting this Siamese location. A knox box on the building for emergency access keys. Thank you.

Mr. Ice - Thank you. Is this going to be a 24 hour operation?

Mr. Belmont – No, I don't know the exact hours of operation. Typically 8:00 A.M. to 9:00 P.M./ 8:00 A.M. to 10:00 P.M. are typical store operating hours.

Mr. Ice – Thank you. Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. We will need modified site plans that would show not only this lot but if there are any changes in that adjoining lot going to the south,

whether its at the throat of that entrance, we will need site plans for those too, so you are aware of that. We will need to send them over to the ARB. Send them over to the Lighting Consultant. Thank you.

Mr. Ice - Thank you Any questions, or comments? Ok, we will send you over to the ARB and the Lighting Consultant.

Mr. Belmont – Thank you.

AT & T/ Bob Sterba, Agent

Approval of the Site and Landscaping Plan for an above-ground Equipment Cabinet and Cement Pad in a private easement for property located at 9166 Eldorado Trail, part of PPN 395-22-001, zoned R1-100.

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

Mr. Westerberg – Eric Westerberg, with AT & T 13630 Lorain Avenue. Schneider Reserve.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner there is no report and from Engineering, plans are in approvable form. The location of the cabinet will not obstruct any site lines or drainage or the sidewalk that is going in down Whitney. Thank you.

Mr. Ice. - Mr. Biondillo

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

Mr. Ice - OK. 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. We will need to send them over to the ARB to look at screening of the box. Second, I will need an actual easement document as you normally give to my office since it is in a private area, indicating exactly the length and who is going to be taking care of that box and so forth. Third

thing, just a question for the applicant, I know this is a pretty large box, is there a manner that can be modified where it wouldn't be the size that it is or is that something that is just that size?

Mr. Westerberg – That is the size that it is, there is no smaller box.

Mayor Perciak – They look like refrigerators.

Mr. Westerberg – They do, but obviously going forward certainly we are trying to figure out smaller ways to do it but . . .

Mayor Perciak – Good idea.

Mr. Westerberg – At this time there is nothing smaller than what we have proposed.

Mr. Kolick – Also for the applicant, what area will this serve? Obviously it will serve Schneider Reserve, is there something else this will serve?

Mr. Westerberg – No, at this time that is what it will serve. AT & T right now, our initiative is any new developments or anything like that we would feed them with fiber so at this point, this box is a point where we would bring fiber in to feed that development.

Mr. Kolick – So this box would be able to accommodate then your future cable expansions is that correct?

Mr. Westerberg – Again certainly we are looking to make sure that we can use this box as much as we possibly can to avoid any further need for any other facilities in the area which obviously with fiber the more we have fiber out there the more we are going to be able to do with the fiber itself. At this point we don't anticipate having anything else out there, it should be able to do everything that we will need it to do.

Mr. Kolick – Again, to take back to your people, this area may not be quite as obtrusive as that size box may be in other areas that are going to be in people's yards so, take back to them and see what they might be able to do in the realm of technology as they have it now, to look at the size of those boxes because I know you have other ones, other plans before us in other areas that are going to be much more, stick out.

Mr. Westerberg – Absolutely, its an issue that has been brought to our attention and we are aware of it not only from you but from other cities as well. It is a priority for us to have our vendors bring us something that is certainly smaller and less obtrusive.

Mr. Kolick - Thank you. We will need to send them to ARB.

Mr. Biondillo – I just want to add one more thing to the applicant and to this Commission. I know we always go through a change in the personnel that come to the Planning Commission that present this to us. Also there seems to be a large turn over and the people who are responsible for the maintenance of the equipment and the existing landscaping, there are quite a few of these boxes that were approved prior to this application coming in, where the landscaping is poor at best. That is being complementary, where it is just not being maintained and I know this is going to require a vote for final approval. I would just ask the Commission to take those things into consideration, that we are having difficulty with AT & T in particular.

Mayor Perciak – The trees are dying.

Mr. Ice – They are just never maintained.

Mayor Perciak – I know you are the messenger but you have to take it back.

Mr. Westerberg – I know that AT & T's policy is that we will maintain the trees and what not for a year after placing them but I have been made aware of some of the issues and we've tried to take care of those issues right away. In fact, before I was even in the position that I am in now, I had one of your residents out on Howe Road that had some issues with our facilities that were out at her site so, we certainly will maintain them and if there are issues I can certainly be contacted to take care of any issues that there are.

Mr. Kolick – Just adding to that, if you could keep in touch with our Building Department, they can certainly give you a listing of areas but understand, regardless of what your policy is, under our code as the applicant, you have a duty and responsibility to take care of these. I know some of your predecessors, I know you weren't here in front of us, you came in and said that they have some agreements with some of the property owners to take care of it, well, if they do, that's up to AT & T to do that with the individual property owners. We as a City, since you are the one who took out the application, or AT & T took out the application, as far as we are concerned are responsible for the maintenance of the those areas and you may need to do whatever you need to do with whoever you got the easement from but so understand. We will work with you but we need to see those taken care of. Its no use going through all this procedure and getting before ARB and all this approved if 18 months later its dead. Its not serving anybody's purpose then. Thank you.

Mr. Ice – While you are at it, you can take back a message to have them clean up that landscaping at the building on Pearl Road.

Mr. McDonald – Do we have from Building a complete list of all the deficiencies that we know of?

Mr. Biondillo – Yes, we have through Jennifer Milbrandt, our City Forester, we have a listing of the locations that need to be taken care of.

Mr. McDonald – So can we have that at our next meeting and make this subject to the corrections of those deficiencies?

Mr. Biondillo – We could.

Mr. Kolick – That is a maintenance issue that we have to take care of. It has to be separate and apart from these new boxes, so you understand. You can put some contingencies on this strictly related to this spot but not whatever else is happening anywhere else in the City. Its not to say we don't need to correct it, it does need to be corrected but you can't stick that on as a contingency to correct every landscaping problem in the City as a condition to approve this permit.

Mr. McDonald – Sure but I think it would be in good faith for AT & T to provide some documentation that they are going to correct these deficiencies and as the messenger, maybe you could do that before we give final approval on the one in question.

Mr. Westerberg – I certainly have no problem looking into correcting what problems are out there. As for approval for this location, if you are going to wait for approval until we take care of those locations, ultimately that may affect residents of yours that we are trying to provide our facilities too. I don't have a problem certainly correcting it,

Mr. McDonald – That is all we are asking.

Mr. Westerberg – Again, I would hope that we wouldn't be delayed to fix all the problems. It sounds like there may be quite a few out there.

Mr. Ice – That is not what we are saying, just take a message back, clean some of this stuff up. We understand that we can't hold you up on this particular project. Please take the message back.

Mr. McDonald – Show us the good faith effort from AT & T, that you are going to make those corrections to the existing properties that Tony has brought up. I think we will be more than happy to move forward.

Mr. Westerberg – Would I be able to get a list of that as well?

Mr. Biondillo – Yes, you could contact me and I will get you that list.

Mr. Westerberg – How can I contact you?

Mr. Biondillo – 440/580-3107.

Mr. Haseley – Anthony Biondillo.

Mr. Ice – Any other questions? Ok, we are going to send you over to the ARB and you are already on the agenda for 10/31/06.

Mr. Westerberg – Ok, thanks.

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2006-216

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 Drake Road east of Pearl Road (PPN 397-17- 009) **in the City of Strongsville** from GB (General Business) Classification to PF (Public Facility) Classification.

Mr. Ice - Ok under Referrals from Council

Mr. Haseley - Yes, thank you Mr. Chairman. I respectfully request that Ordinance No. 2006-216, as explained in caucus is a almost, just a housecleaning thing. They want to extend their parking and they need a change in zoning from General Business to Public Facility. I would like to take a favorable recommendation back to City Council.

Mr. Ice – Thank you. Ordinance No. 2006-216 **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 Drake Road east of Pearl Road (PPN 397-17- 009) **in the City of Strongsville** from GB (General Business) Classification to PF (Public Facility) Classification.

Mr. McDonald – I move to give favorable recommendation for Ordinance 2006-216.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.
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Roll Called

All Ayes

APPROVED

Mr. Ice – Mr. Haseley, you have a favorable recommendation.

Mr. Haseley – Thank you.

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