

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 9, 2006

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

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| Roll Call: | Members Present: | Mr. Ice, Chairman Mrs. Walker Mr. Stehman Mr. Haseley, Council Rep. Mayor Perciak |
| | Also Present: | Mr. Biondillo, Bldg. Com. Mrs. Daley, Design Engineer Mr. Kraus, Law Dir. Lt. Randy French, Fire Dept Mr. Boron, ARB Chairman Carol Oprea, Recording Secy. |

EXCUSE MR. MCDONALD AND MRS. BARTH

Mrs. Walker - Mr. Chairman

I move to excuse Mr. McDonald and Mrs. Barth for just cause.

Mr. Stehman – Second

Mr. Ice – Secretary, please call the roll

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mrs. Walker – Mr. Chairman.

Mr. Ice – Mrs. Walker.

Mrs. Walker – I move to use the Amended Agenda for this evening.

Mr. Stehman – 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 October 26, 2006, May 11, 2000, September 24, 1998, May 9, 1996 and April 11, 1996. If there are no additions or corrections they will stand as submitted.

FINAL APPROVALS:

LANDMARK GARDEN & LANDSCAPE/ Anthony Cerny, Agent

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. * ARB Favorable Recommendation 10/31/06. *BZA variances granted on 10/11/06.

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

Mr. Cerny – Anthony Cerny, 620 E. Smith Road, Medina, Ohio 44256.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner the areas that did not meet the zoning compliance were granted a variance from the BZA on 10-11-06. From Engineering, the plans are in approvable form subject to the following: Post construction best management practices for water quality must be implemented. The curbing on the east side of the parking lot could be removed subject to the applicant working with the Engineering Department and showing catch basins and storm sewers. The parking lot should be pitched away from the railroad right-of-way and the drainage picked up in the catch basins. 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 based on, we asked them to submit a revised landscaping plan showing the size, species and quantities which weren't on the original. They did bring in a revised plan that needs to go to Jennifer Milbrandt for final review. Thank you.

Mr. Ice – Thank you. Lt. French.

Lt. French – Thank you, Mr. Chairman. As was stated on previous report, the building will have a full fire protection system throughout the main building. It will be monitored off site and there will be a knox box on the building for emergency access keys.

Mr. Ice – Thank you. Mr. Kraus.

Mr. Kraus - Thank you, Mr. Chairman. As indicated in caucus, Performance Standards have been properly executed by the applicant and secondly, as also discussed in caucus, any motion for Final Approval should reflect a contingency for the drainage that Engineering talked about with respect to them not putting curbs in on the 70 feet on the east side and also should be contingent on them submitting and recording a proper cross easement for that area. 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 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. * ARB Favorable Recommendation 10/31/06. *BZA variances granted on 10/11/06, subject to the Law Director's report, the Engineering Department report and the City Forester's approval of the landscape plan.

Mr. Stehman - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok, you are all set

NEW APPLICATIONS:

WAL MART REAL ESTATE BUSINESS TRUST/ Colleen Burns, Agent

Parcel Split and Consolidation for property located at 8585 Pearl Road, PPN 395-08-010 and 395-10-003 zoned General Business.

Mr. Ice - Ok, Item Two Wal Mart Real Estate Business Trust. Please state your name and address for the record.

Ms. Burns – Colleen Burns, Representing Wal Mart, 4141 Rosslyn Drive, Cincinnati, Ohio 45209, with Brett Martinez.

Mr. Ice - Thank you. We will just go right to our reports. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, The request is to split a 2.6152 acre parcel from the R. E. Services No. 32 L.L.C. property (Parcel "B") and attach same to Wal Mart, creating Parcel 1 (19,9747 acres). The remaining R. E. Services No. 32 L.L.C. parcel (15,1490 acres) will have 966.75' + of frontage along the north side of Whitney Road. From Engineering, the Lot Split and Consolidation Map is in approval form. 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 there is no report.

Mr. Ice - Thank you. Mr. Kraus.

Mr. Kraus - Thank you Mr. Chairman. There is no report with respect to the lot split.

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

Mrs. Walker - Mr. Chairman.

Mr. Ice - Mrs. Walker.

Mrs. Walker - I move to give favorable consideration Parcel Split and Consolidation for property located at 8585 Pearl Road, PPN 395-08-010 and 395-10-003 zoned General Business.

Mr. Stehman - Second.

Mr. Ice - Secretary please call the roll

Roll Call: All Ayes APPROVED

WAL MART REAL ESTATE BUSINESS TRUST/ Colleen Burns, Agent

Site Plan approval of a 59,119 SF expansion to the existing Wal Mart to include a grocery use for property located at 8585 Pearl Road, PPN 395-08-010 zoned General Business.

Mr. Ice - Item Number Three, Wal Mart Real Estate Business Trust. The applicant remains at the microphone.

Mr. Ice - Thank you. We will hear the administrative reports. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, it does meet the General Business zoning requirements for Lot Width, Land Coverage, Front and Side Yard setbacks, Rear Yard setbacks and Height of the building. It does not meet the requirements for parking. Required is 1470 spaces, indicated is 1396 so there will be a deficit of 74 parking spaces. From Engineering, the existing detention basin located north of Home Depot 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. Modifications to the outlet structure may be necessary. A large portion of the existing asphalt parking lot is going to be removed and replaced. The new pavement must conform to the City's Standards. The pavement not being removed will be resurfaced and restriped. The proposed expansion will be impacting a fore bay that maintains runoff to the existing wetlands to the south. Currently, a portion of the Lowe's building and drive area drain into this fore bay. As discussed in caucus, the applicant stated that this forebay is going to be replaced and drained to the existing wetlands so they are not cutting off all the water to that. We will need some form of approval from the Army Corps stating that they're ok with that. Final engineering plans are required. Additional comments will be provided as we continue our review of the final plans. Thank you.

Mr. Ice. - Mr. Biondillo

Mr. Biondillo - Thank you Mr. Chairman. From Building, the proposed parking and restriping is in compliance with the ADAAG Guidelines for accessibility. As discussed in caucus, when this comes to ARB, we are going to be looking for the containment areas that we had previously discussed for the storage of any goods or materials that are sold, which would include the Garden Center, palletized storage, the refrigeration equipment, cardboard storage and any other seasonal materials that are brought in. We are also looking for a continuation of the chain link fence that is located on the Lowe's property to the eastern property line. This will help any blowing materials coming from the west so that it doesn't go down into the valley near I-71. We will need a revised Lighting Plan and I do have a CPTED Report from Sgt. Hall which states, regarding Natural Surveillance, all parking areas should meet the 2 FC lighting level. Regarding Access Control, rear doors should remain locked during all hours. Unlocked doors or propped open doors could lead to unauthorized access. Regarding Traffic Concerns, the additional trees and shrubbery plantings on the traffic islands could cause sight distance obstructions. It is very important that the trees be devoid of leaves for at least 5'. This height is necessary due to the higher SUV drivers unable to see crossing traffic and pedestrian traffic. The grasses and bushes must also be maintained to prevent sight distance obstructions. Thank you.

Mr. Ice - OK. Lt. French

Lt. French - Thank you Mr. Chairman. From Fire, looking at this preliminary plan, we have some concerns about our fire truck access to get around the southeast corner of the building. There is kind of a tight turn there. We are going to get back with the applicant with some numbers as far as the size of our truck and what kind of a turn radius we would need there. We want a defined area on the plan indicated, showing a specific propane storage area where the exterior propane tanks would be for retail sales. We need a hydrant on the south side of the building to replace some hydrants that will be displaced now with this addition pushing out on that side. A fire department connection on the rear of the building, where their existing riser is, we would need that. Thank you.

Mr. Ice - Thank you, Mr. Kraus.

Mr. Kraus - Thank you Mr. Chairman. Only that the matter should be referred to the Architectural Review Board, the Lighting Consultant and then referred for any final administrative reviews. Thank you.

Mr. Ice - Thank you. Any other questions from the members? We will refer you over to the ARB and Lighting Consultant.

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 8:12 p.m.

Jeffrey A. Ice, Chairman