

# STRONGSVILLE PLANNING COMMISSION

## MINUTES OF MEETING

**February 22, 2007**

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on ***Thursday, February 22, 2007 at 7:30 p.m.***

Present: Planning Commission Members: Jeffrey Ice, Charlene Barth, Gregory McDonald, Mary Jane Walker, and Thomas Stehman. Council Representative: Raymond Haseley. Administration: Mayor Thomas P. Perciak, Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Building Commissioner, Anthony Biondillo, Architectural Review Board Representative, William Boron.

The following was discussed:

**Rite Aid Corporation:** Mrs. Daley stated that this project is going into the site where the old Jardine Funeral Home is now. She stated that Mr. Hill's report states that it meets the General Business Zoning District requirements. She stated that Engineering just got revised plans yesterday afternoon, they were looked over and are in approvable form. There may be some minor revisions that can be taken care of but nothing major, they have addressed all of the major items. Mr. Haseley asked if these plans were the plans that he saw in the morning. Mrs. Daley replied yes. She said that there is going to be a 2 to 4' high retaining wall where she pointed on the plans, because the grade drops significantly from this end to the corner to Cook but to get the ADA compliant ramp that is the grade that the site has to be at. Mrs. Barth asked how it lines up with the McDonalds. Mrs. Daley indicated on the plans where the drive to McDonalds was located. She said that the split and consolidation that was approved back in October still was not recorded. They had some cross easements, access, utilities that we still have not seen. Mr. Biondillo stated that the plans were in approvable form. He said that we were in receipt of the lighting plan and that there were some minor adjustments that needed to be made and that would be addressed on the floor when he read Sgt. Hall's CPTED Report, pertaining to the drive thru area and he felt that it meets our ordinances. We have some dumpsters in this location that he was concerned with these enclosures, that we had adequate lighting so that we did not have an attractive hiding space. Mr. Boron stated that the ARB asked them to add some additional landscaping around the front and substitute some of the trees which they have done. Mrs. Barth asked what color the building is. The representative from Rite Aid showed the Commission a color rendering of the site. Mr. Boron said that the ARB asked them to add the coping and things up at the top to try and bring it down to scale. The Commission agreed that the building looked nice. Mr. Boron said that the ARB asked Rite Aid to do the walls to mimic the CVS at the corner of 82 and Pearl to get that same kind of feel. Mr. Boron would like to have on the record the contingency that Jennifer Milbrandt, City Forester review this and make sure that everything is in compliance with what the Board asked them to do. Mr. Kolick said that if the

Commission was to approve this that it should be made subject to the ARB and the Lighting Plan. He stated that he would reaffirm on the floor that we are still waiting for the cross easements which were asked for in October. He indicated that they would not be able to get their Building Permit until they would file their plat and they could not file the plat until they got the easements. He said that he will request that Rite Aid give him the formal easements that they were going to use for his review before they obtained the necessary signatures because some of the language the City requires must be indicated in the documents. He requested that these documents be sent to his office so that he could review the language and get the legal descriptions over to the Engineering Department for review before applying for their Building Permits. He indicated that would not hold up the approval tonight but that it would hold things up at the next level. Mrs. Barth asked if there was a problem with the cross easements. The Rite Aid representative indicated that there was no problem and that they had them prepared but they had not recorded anything yet. Mr. Kolick again stated that they should get them over to him for review before they obtained the signatures on these documents.

**AT & T – 22370 Westwood:** Mrs. Daley presented the plans for a new cabinet from AT & T at 22370 Westwood Drive. This one is located behind an existing cabinet and landscaping by Country Way Lane. There is already nice landscaping around it now. This is actually going in behind the existing cabinets. There is no report from Bob Hill. From Engineering it is in approvable form. Mrs. Barth inquired if there were existing cabinets already there. Mrs. Daley stated yes. Mrs. Barth asked if this cabinet was in addition to the already existing cabinets. Mrs. Daley stated yes that they were adding on and that this was an expansion cabinet. Mr. Biondillo stated that from Building it was in approvable form. Mr. Boron stated that the ARB looked at this site and some of the things on the site were pretty small. He indicated that the Board was deferring to Jennifer Milbrandt, City Forester to meet with the representative from AT & T and make sure that everything looks good in terms of screening. Mr. Ice stated that as in previous discussions that the opinion of the Commission was no screening of these cabinets. Mr. Haseley stated that he had a conversation with the Chairman of the Utilities Commission and that he was not happy with not landscaping these cabinets. He indicated concern that some of the other people on City Council would not be supportive either. Mr. Kolick stated that there should be some policy stating direction on this issue. Mr. Haseley strongly recommended that the Commission pursue this and let it play out at City Council. Mrs. Barth stated that in the 16 years of serving on Council there were trees dying and there was fighting over replacement. Everything that was planted died because of a lack of maintenance. Mr. Haseley stated that he felt that AT & T was not concerned with the maintenance after they did the initial planting. "If they died, they died". Mrs. Barth stated that we have in the past and continue to have issues with these sites. She said if the maintenance is such an issue there should only be grass around the cabinets. Mr. Ice asked for a Joint Session between Planning Commission and City

Council regarding this matter. Mr. Haseley agreed. Mrs. Barth stated that the utility companies were more concerned with keeping plantings clear of their sites now. She stated that she received a notice in the mail from CEI stating that they were going to remove any plantings in their boundaries of the cabinets so that they could do repairs and maintenance. Mr. Kolick stated that he thought that they were just asking for clearance from the front of the cabinets so that they could get into them when they needed to. Mrs. Barth stated that she sympathized with the residents not wanting to see the cabinets from their homes. She felt that some marketing and education with the residents and present alternatives and inform them why the Commission is against this. She felt that the Planning Commission should come out with a statement as to why they are making the decision to not landscape these cabinets. Mr. Haseley was in agreement with this statement. Mr. Ice stated the Mr. Hill in caucus said that in Scottsdale, Arizona the cabinets are not landscaped and that you don't really notice. Mrs. Barth agreed that there were concerns about safety and stated that the new larger boxes are bad enough and that screening was adding more of a visual problem, you can't see kids coming out of properties, running for a ball. There are a lot of issues to consider here, it is different now because these are so tall. She indicated that the Commission should come up with a statement of why they were considering not doing that. Mr. Ice felt that it was two things; one, maintenance of the landscaping because there won't be any and the maintenance factor to get at the cabinet and the safety. Mr. Haseley stated an issue with CEI where a resident had actually buried the cabinets under a mound of dirt and landscaping and that CEI could not get access to their cabinets. He stated that if there were ever an emergency like 3 years ago, they would have to have access to these because a great many times when something like that happens the fuses blow and they have to get in to replace them. Mrs. Barth stated that she was really not in favor of the 5' high cabinets and wished that AT & T could make the cabinets lower and wider. Mr. Haseley stated that it was presented to AT & T and that they could not put all their equipment in a smaller cabinet. He did not like them either but it is what it is. Mr. Ice stated that if you want the service you have to have the cabinets. Mr. Kolick stated that these boxes were to accommodate their video equipment. Mr. McDonald asked if this would also be subject to the City Forester. Mr. Kolick stated yes.

**AT & T – 140505 Blazey Trail:** Mrs. Daley presented the plans for Blazey Trail. She stated that this box would service the new Avery Walden Subdivision. There is an existing pedestal there right now. This is on a private easement. She stated that there was no report from Bob Hill and from Engineering it is in approvable form. Mr. Biondillo stated that from Building, the plans were in approvable form. He stated that this cabinet would be about 20' from the edge of the pavement to the pedestal. There is plenty of room to back out of these driveways and still have clear vision down the street. Mr.

Boron said that this one is set so far back off the road that you can't even see it plus there are a lot of existing trees around it anyway so it kind of screens itself. Again we  
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want to make it subject to the City Forester for any additional landscaping that she may feel they need. Mr. Kolick stated that there was nothing else except to say that City Council still has not approved an agreement with them so whatever they do, they proceed at their own risk.

**AT & T – Pearl and Idlewood:** Mrs. Daley presented the plans for the site on Idlewood near Pearl. This one is located within a utility easement that is located on common property. She stated that there was no report from Bob Hill and from Engineering it is in approvable form. Mr. Biondillo stated that the Building Department felt that the plans were in approvable form. Mr. Kolick stated that this needed to be sent to ARB. He questioned Mr. Boron as to whether they are referring all of these to the City Forester. Mr. Boron stated that they were each looked at individually by the ARB.

**Southwest General Health Center:** Mrs. Daley stated that these plans were for a parking expansion at the Southwest General Health Center site at the corner of Drake and Pearl. She pointed out the entrance off of Drake that there was a house there that has been demolished and they intended to extend the parking out. They showed their detention basin. Mr. Hill's report stated that the parking expansion meets the Public Facility Zoning Requirements. The only requirement is the setback from the adjacent lot line which is 20' and they are indicating 24' so they meet that. From Engineering, we do have the plans submitted we will just need the storm water management calculations and we will review those and give them any comments that we have at that time. Mr. Biondillo stated that it is in approvable form. It meets the ADAG Guidelines and we have an approved lighting report already. Mr. Kolick stated that it would need to be sent to ARB.

**Ordinance No. 2007-19:** Mr. Haseley asked that it be Tabled. He indicated that we were just given a drawing and felt that it was different than he thought it would be. He felt that he needed a chance to look closely at it.

**Schneider Reserve Subdivision:** Mr. Ice stated that this is just an extension of the original Conditional Use Permit approval. Mrs. Daley stated that they were just in for an extension on their Conditional Use Permit for a Sales Trailer. They don't have their model open yet so, 6 months was granted before and they are asking for another 6 month extension. This is for Phase 1; there is no report from Mr. Hill and no report from Engineering. Mr. Biondillo stated that the Building Department had no objection. Mr. Kolick stated that we should find out from the applicant what the reason was for the extension but that he had no problem with it. He stated that we have not gotten any complaints on this so he had no problem with a 6 month extension.

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 Mrs. Barth Mr. Haseley, Council Rep. Mayor Perciak
	Also Present:	Mr. Biondillo, Bldg. Com. Mrs. Daley, Design Engineer Mr. Kolick, Asst. Law Dir. Mr. Boron, ARB Chairman Carol Oprea, Recording Secy.

**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 February 8, 2007. If there are no additions or corrections they will stand as submitted.

**FINAL APPROVALS:**

**RITE AID CORPORATION/Brian Fabo, Agent**

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

Mr. Ice - Item Number One, Rite Aid. Please state your name and address for the record.

Mr. Belmont – Mark Belmont, Atwell Hicks, 30575 Bainbridge Road, Solon, Ohio.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the proposal meets General Business Zoning District requirements. From Engineering the plans are in approvable form. There are some minor revisions that need to be addressed, nothing major and there is the lot split and consolidation map that needs to be recorded, that was previously approved by the Planning Commission. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building, the plans are in approvable form. The parking complies with the ADAG Guidelines. The dumpsters have been provided with enclosures. We do have an approved Lighting Plan that may need some slight modifications based on the CPTED Report. Regarding natural surveillance; this area will have good natural surveillance from Pearl Road and Cook Avenue. The canopy area lighting should be above the 2 FC level. The dumpster area, being in close proximity to the drive-thru area, should also be above the 2 FC level so as to minimize a hiding area. The windows should not be obscured with advertising posters, and the cash registers should be in view from the lobby doors or windows. Territorial Reinforcement; no problems are anticipated, but private tow away zone signs should be posted to deter and deal with non-user parking. Access Control; delivery doors or other auxiliary doors should remain locked to the outside during business hours. Traffic Concerns; the plans for traffic flow into and out of this site appears to provide for safe and efficient movements. Plain and easily observable signs about the one-way lane are required. Pavement markings alone are not easily observable and either wear out or get covered with snow. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give favorable recommendation on January 9, 2007. The Board did recommend substituting 2 ½” or more caliper Honey Locust trees for the Crabapple trees along Pearl Road and adding 4 or more evergreens to the corner of this site. For the record we also ask that the City Forester review the revised landscaping plan to make sure these have been completed.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman, any approval forthcoming should be made subject to the Engineering Report, the Lighting Report and to ARB. As I mentioned in caucus, before we can issue the Building Permit for construction, they need to file the lot split and consolidation, before they can do that, they need to get to my office, the cross easements for parking, utilities, ingress and egress. Please do that so that I can approve the form before they get executed and so that our Engineering Department can approve the legal descriptions, then those need to be done and finalized before we can get you going with the Building Permits.

Mayor Perciak – Who is doing these? We have talked to the developer also on this, has this been worked out now?

Mr. Kolick – They said that they have them prepared in caucus, Mayor.

Mr. Belmont – The cross access easements we have the documents prepared and will submit those for your review to keep the process moving.

Mayor Perciak – What tis really is, and I know we mentioned this to Mr. Jardine, this should have been with us already so that we could have had this all done tonight. I just want to reiterate what Mr. Kolick is saying here, all this stuff has to be in, has to be reviewed and done before we can issue a permit. We don't want to hold you up, we want to get you going but in the same token, we just can't go ahead and do anything until all that engineering and the easements are submitted to us.

Mr. Belmont – We appreciate it, 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 a 14,564 SF Building for a proposed Rite Aid Drug Store to be located on the corner of Pearl Road and Cook Avenue, PPN 396-18-018 and 396-19-001, zoned General Business, subject to Engineering report, Lighting report and ARB.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**AT & T/ Gary Saylor, Agent**

Recommendation of Site Plan Approval and Landscaping Plan for an additional above-ground Expansion Cabinet to be located in a private easement located at 22370 Westwood Drive, PPN 392-02-019 zoned R1-75.

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

Mr. Saylor – Gary Saylor with AT & T, 13630 Lorain Avenue, Cleveland, Ohio 44111.

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

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

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, it is in approvable form.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give favorable recommendation on February 20, 2007. They recommended that an AT & T representative meet with the City Arborist to discuss whether there was additional landscaping required.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Any approvals on either of these tonight would need to be made subject to the City Forester and the same admonition I told them last time. The City Council still has not approved a agreement so whenever they proceed they do so on their own risk as far as the installation of the video equipment.

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 and Landscaping Plan for an additional above-ground Expansion Cabinet to be located in a private easement located at 22370 Westwood Drive, PPN 392-02-019 zoned R1-75, subject to the City Forester approval of any additional landscaping that may be required.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Thank you.

**AT& T/ Gary Saylor, Agent**

Recommendation of Site Plan Approval and Landscaping Plan for an above-ground Cabinet and Concrete Pad to be located in a private easement located at Webster and 14050 Blazey Trail, PPN 398-23-003 zoned R1-75.

Mr. Ice – Item Number Three, AT & T. Mr. Saylor remains at the microphone.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner there is no report. From Engineering the plans are 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.

Mr. Ice – Mr. Boron.

Mr. Boron – The ARB did give favorable recommendation on February 20, 2007. The Board recommended that an AT & T representative meet with the City Arborist to discuss the additional landscaping.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Same report as the prior item. 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 and Landscaping Plan for an above-ground Cabinet and Concrete Pad to be located in a private easement located at Webster and 14050 Blazey Trail, PPN 398-23-003 zoned R1-75, subject to the City Forester's approval of any additional landscaping that may be required.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Thank you.

**NEW APPLICATIONS:**

**AT & T/ Thomas Fogarty, Agent**

Site and Landscaping Plan Approval for the above-ground Equipment Cabinet and Cement Pad to be placed within a private easement on property located at 11262 Pearl Road and Idlewood Trail, PPN 392-20-024 zoned RT-C.

Mr. Ice – Item Number Five, AT & T. Mr. Saylor remains at the microphone.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner there is no report. From Engineering the plans are 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.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. We need to send this item over to the ARB.

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

Mr. Saylor – That was for which site?

Mr. Ice – Idlewood Trail and Pearl. Ok we will send you over to the ARB on this one also. The other one was removed, the Olympus Way one.

Mr. Kolick – Mr. Chairman, we were advised that AT & T was going to get us revised plans showing a new site from the ones that we have that is why you are off for that other one.

Mr. Saylor – Right, the new site is going to be right next to the existing box that is there and it's going to be fenced in.

Mr. Kolick – I think that will probably be more acceptable to the City but we need to see the plans and they haven't been submitted yet.

Mr. Saylor – Ok.

Mr. Ice – Thank you.

**SOUTHWEST GENERAL HEALTH CENTER/Lawrence Fischer, Agent**

Site Plan approval of a 6,732 SF Parking Lot Expansion, including 23 additional parking spaces for property located at the 18659 Drake Road, PPN 397-17-009 zoned Public Facility.

Mr. Ice – Item Number Six, Southwest General Health Center. Please state your name and address for the record.

Mr. Fisher – Lawrence Fisher, Perspectus Architects, 13212 Shaker Square, Cleveland, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner the parking expansion meets the Public Facility Zoning requirements. Their setback from the adjacent lot line requirement is 20' and they indicate 24' so that is ok. From Engineering, plans have been submitted to the Engineering Department and are under review. Storm water management calculations need to be submitted and reviewed. Further comments will follow as the plans are reviewed in detail. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, the parking lot area complies with the ADAG Guidelines and we do have an approved Lighting Plan. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. We need to send this matter to the ARB. It is zoned Public Facility so they will also need confirmation with City Council.

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

Mr. Ice – Thank you.

#### **REFERRALS FROM COUNCIL:**

##### **Ordinance No. 2007-19**

**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 at 16710-16758 Pearl Road South of Echo Drive in the City of Strongsville From R-RS(Restaurant-Recreational Services) Classification to GB (General Business) Classification (PPN's 393-34-006 and 393-34-007). (Sheiban Properties, Inc., Owner.)**

Mr. Haseley – Item Seven, Ordinance No. 2007-19. Concerning the rezoning of the Sheiban Property. I respectfully request that this matter be Tabled. We just got further information tonight and we may be in a position to act on this at our next meeting.

Mr. Ice – Ok, we will Table it.

Mr. Haseley – Mr. Huffman If you have some information you can impart to us. As you know, we just saw this an hour ago.

Mr. Hoffman – Right, Carol asked me for that and I brought it up to her today.

Mr. Kolick – Mr. Chairman, I guess one of the questions that they had, what are the proposed uses? Are they offices, General Business?

Mr. Hoffman – There is going to be a restaurant, it is shown on the plans and then the rest of it will be retail space, similar to the type that he has put in his other two buildings.

Mr. Ice – Any other questions for George since he is here?

Mr. McDonald – Do you have a tenant for the restaurant.

Mr. Hoffman – He is talking to somebody, I don't know who that is.

**MISCELLANEOUS BUSINESS:**

**SCHNEIDER RESERVE SUBDIVISION/ Stanley Katanic, Agent**

Consideration for an extension of time until September 14, 2007 for the Conditional Use Permit pursuant to C. O. Section 1242.07 and 1252.28 to utilize space as a temporary sales trailer for property located on Kenilworth Drive, part of PPN 395-22-001 zoned R1-100, as originally approved by the Planning Commission on September 14, 2006.

Mr. Ice – Item Number Eight, Schneider Reserve Subdivision. Please state your name and address for the record.

Mr. Katanic – Stan Katanic, Pulte Homes, 30575 Bainbridge Road, Suite 300, Solon, Ohio.

Mr. Ice – We will listen to the administration reports, 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, there is no objection.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. There is no report, I am unaware of any problems. For the applicant, you would hope to have the model up then within the next 6 month period?

Mr. Katanic – Absolutely, I hope to have it up and open in April.

Mr. Kolick – If it is open in April will the trailer then be removed?

Mr. Katanic – Absolutely, as soon as our sales force is able to transfer from the trailer to the model home, we do plan on removing the trailer.

Mayor Perciak – You haven't dug the foundation yet have you?

Mr. Katanic – For the model?

Mayor Perciak – Yes.

Mr. Katanic – Its up. It's looking good.

Mayor Perciak – I saw two more applications for permits.

Mr. Katanic – The Building Department has been great working with us and putting up the first building has been a challenge for some parts of our architectural team. As we go into a new city, the first building we want to make sure is ideal and exactly what we want. In April hopefully, we would like to invite all of you to come visit the model home and take a look around.

Mayor Perciak – I will be there.

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 an extension of time until September 14, 2007 for the Conditional Use Permit pursuant to C. O. Section 1242.07

and 1252.28 to utilize space as a temporary sales trailer for property located on Kenilworth Drive, part of PPN 395-22-001 zoned R1-100, as originally approved by the Planning Commission on September 14, 2006.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Thank you.

Mr. Ice - Any other business to come before this Commission this evening? Actually one thing, Ray, would you make sure to set up that Joint Session or meeting between City Council and Planning Commission on the screening issue?

Mr. Haseley - Sure.

Mr. Ice – Anything else? Seeing none, we are adjourned.

Hearing no other business to come before the Commission, the Chairman adjourned the meeting at 8:17 p.m.

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Jeffrey A. Ice, Chairman