

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 12, 2007

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on **Thursday, April 12, 2007 at 7:30 p.m.**

Present: Planning Commission Members: Charlene Barth, Gregory McDonald, Mary Jane Walker, Council Representative: Raymond Haseley. Administration: Mayor Thomas P. Perciak, 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:

AT & T – 14109 SETTLERS WAY: Mrs. Daley stated that this proposal is to install an above ground equipment cabinet and cement pad located in a private easement on PPN 393-17-012. From Mr. Hill there is no report and from Engineering the plans are in approvable form. It is far enough off the right-of-way in a private easement. Mr. Biondillo stated that there was no report from Building and the previous CPTED report indicated that Sgt. Hall was in agreement with the location and that it will not create any sight distance problems. Mr. Boron stated that the ARB did give favorable recommendation contingent on their meeting with Jennifer Milbrandt, City Forester regarding adding screening to the south of the cabinet facing the church. Mr. Kolick asked if they were adding another box. Mrs. Daley stated that the old box would stay there and that they were adding a new one. Mr. Kolick stated that this would be subject to ARB and that we had a private easement.

AT & T – 19000 PROSPECT ROAD: Mrs. Daley stated that this proposal is to install an above ground equipment cabinet and cement pad located in a private easement on PPN 394-27-001. There was no report from Mr. Hill. From Engineering the plans are in approvable form. Mr. Biondillo stated there was no report from Building. Mr. Boron stated that the ARB did give favorable recommendation on 4-10-07. Also to continue this landscaping in front of the new cabinet, to be coordinated with the City Forester. Mr. Haseley asked the AT & T representative what the correct address was for this project. Mr. Williams stated that there was probably an empty lot there and they used the address directly across the street and referenced it with OP to indicate that the site was opposite that address. Mrs. Daley stated that was common area. Mr. Kolick stated, that the motion should reflect the street name only and not an address and the parcel number.

RENAISSANCE PARK: Mrs. Daley stated that this proposal is to construct Phase 2 of Renaissance Park located on the northeast corner of Whitney Road and Pearl Road. Lowe's being Phase 1. They are going to phase this. What they are showing for Phase

1 now is this parking, these first four buildings that face Whitney. They are going to be putting in this detention basin in Phase 1. It is noted on here that is included in Phase 1. The Mayor stated that to the best of his knowledge the developer had none of the units rented and there were no perspective tenants yet. Mr. Hill's report stated that their parking provided for A and B. A is the Lowe's site; B would be the second phase here. In A they have 535 spaces, B is 719 spaces giving them a total of 1254 spaces, required is 1238 so they have enough there. He does not have a problem with that is out at Lowe's right now. There is never a deficit of spaces. Upon preliminary review of the site landscape plan, the Pearl Road frontage and interior site area landscape improvements are appropriate. Consideration should be given to the re-arrangement of plant material along the Whitney Road frontage to achieve interesting groupings of evergreens, deciduous trees/ornamentals and shrubs. From Engineering, revisions since the overall development plan approved on October 13, 2005 include, parking being reconfigured. We had them move this cut up closer to the signal there since the previous one would wreak havoc with people coming in and out, so they moved it over and it also creates better circulation for the trucks that come in. All the docks are going to be located on the rear of these buildings on Whitney. Mr. Kolick stated that they also took the parking off the back to give more of a landscape buffer. Mrs. Daley stated that the landscape mound that was out there now could be moved and makes a nice buffer. The Mayor stated that he would like it to be a nice mound. Mr. Kolick stated that they would be moving on to ARB for that and asked that Mr. Boron look at the landscaping on Whitney. Mrs. Daley stated that this came up as well when there were talks with them before that we don't want this access here to be open to have the truck traffic coming out onto Whitney Road. They will not even be able to swing out without blocking traffic so we want them to eliminate that access so they will have to include this parking in with Phase 1 and they could come in here, if they have to lose a space here for parking to increase this radius to get the trucks out then they can get out to Pearl Road. That way we keep everything out onto Pearl Road. This allows for more landscaping and mounding along Whitney Road. Curb cuts have been added to Whitney Road and Pearl Road. The Whitney Road drive is a right-in/right out and the drive on Pearl is a right in only. Originally this was a right in also but we asked them to take that out. These drives will need to be designed and constructed so that they are clearly defined and not used as full access drives. The detention basin is being put in Phase I. Mr. Kolick asked about the demolition of the Motel and Whitney Beverage in Phase I? Mr. Biondillo stated, that was made contingent last time. The Mayor asked if there was a continuing problem with the tractor trailers there. Mr. Biondillo stated that was at the Wal Mart. The Mayor stated that he was at the Homeowners meeting a week ago on Tuesday and it was brought up there so this needs to be addressed that somehow they need to have signs that say "no tractor trailer parking". Mr. Biondillo stated that the Police Department has the ordinance and a sample of the sign that Home Depot has in place. The Mayor stated that nobody was enforcing it. Mrs. Barth

said that there was a sign posted and it stated that you were not allowed to park there and it stated that you would be towed and stated that company that would do the towing but that nobody called on them. Mr. Biondillo stated that it was up to the Managers to call. Mrs. Barth stated that you only have to call once and the word will travel. Mr. Haseley stated that they should come in administratively to make sure that all these things are incorporated. Mr. Kolick stated that they would need to be moved on to the ARB and also come in administratively. Lt. French stated that the Fire Department had one concern and that was the radius of this turn here. Our biggest fire apparatus is at Station Number 1 and this is our number one response route. That is a bad corner they have to swing out into the intersection to make that turn. Hopefully that shortcut there will be big enough for them. Mrs. Daley stated that would be a different phase. They have a separate set of plans. That was part of the roadway improvement plans. Mr. Haseley stated that we would be sending them to ARB.

THE BREW KETTLE, INC.: Mrs. Daley stated that this proposal was for a Micro Brewery and Prep Kitchen. Mr. Hill's report stated that the number of parking spaces required is 23 which is one per employee and they are providing 48 spaces. From Engineering, there is no report. Mr. Biondillo asked Mr. McKim if they were going to get into catering. Mr. McKim stated that they were planning to do food preparation to supply our restaurant. The kitchen down there is undersized for what we do. We feed a lot of people and we need more space. We are going to put in a prep kitchen down there where they are doing the soups and sauces, baked goods and that kind of thing off hours, off site. Mr. Biondillo stated that Building was going to need complete plans, building, mechanical, electrical. He stated that it sounded like there would be cooking being done. If there were any grease laden vapors then a hood system would need to be installed. Mr. McDonald asked how many gallons of beer would be produced on site. Mr. McKim stated that the tanks would do 500 barrels, 31 gallons per barrel, 15,000 gallons. They are going to add 15% on top of that so the production would be about 17,000 barrels and that would triple the current production. He stated that he intended to remove the tanks that were on site now and move them to the Progress Drive site to a more production oriented site. This would allow more people to come in and brew their own beer at the restaurant site. Mr. Haseley asked about outdoor odors. He was concerned about the response from the councilman as well as the residents. Mr. McKim stated that he has never had a complaint from any neighbors at this point regarding the odors. He stated that on the restaurant premises that they were boiling beer approximately 3 to 6 hours a day, 6 days a week. That amounts to boiling beer 36 hours a week as it stands right now with no complaints from neighbors. Mr. Haseley stated that the new site on Progress would back up to condos and that there might be complaining. Mr. McKim stated that they would only be boiling beer 3 hours a week now, three larger batches a week so it's not going to be a constant. It is short stints happening 3 times a week and it is a pretty good distance over there. We are 20 feet

off the ground, there are vents. Mr. McDonald asked if that was a day time process. Mr. McKim replied, yes. Mr. McDonald asked if that they would only be boiling beer during the day and that they would only be boiling beer in this facility for their own wholesale use. Mr. McKim stated yes. Mr. Kolick asked if they somehow filtered through the vents the particulates because we get complaints about noise and smells. Mr. McKim stated that it was just water. He stated that if a huge issue came up there is a thing called a drip lag which fits on to the top of the kettle, it is rather expensive, it has a stack that goes to a direct condensing coil and returns it to water and puts it down the drain. It can be done, we can do it, we can internally vent it and make it go away completely if it becomes an issue. Mr. Biondillo stated that he thought that they were at least 500 feet away from the nearest resident. Mr. Biondillo asked about the national attention that the Brew Kettle just received. Mr. McKim stated that there are three primary beer websites out there for the beer aficionado's and one of them voted us the best brew pub in the USA, it is definitely something to be proud of. Lt. French stated that this is one of the older commercial strips that never got a knock box on this building so we would like the owner as part of this business going in to put a knock box in there. Mr. Kolick stated it would need to be made contingent upon if there is a problem with the smells that they work with us to remedy that problem. That is only if it becomes a problem.

ORDINANCE NO. 2007-57 and 2007-58: Mr. Haseley asked if Mr. Kolick had anything on either one of the ordinances. He stated that he was going to ask for a favorable to take back to City Council. He stated that they were a housekeeping issues. Mr. Kolick stated that one was in back of the shopping center with Fifth Third and the other one is behind Pete Bauer Pontiac that is currently zoned RTC over to GB to extend their lot so if these would pass they would need to come back to Planning for a consolidation. It is actually cleaning up what they are doing now. They are being used for GB now but they are zoned as RTC.

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

Roll Call:	Members Present:	Mrs. Walker Mr. McDonald Mrs. Barth 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

FINAL APPROVALS:

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 14109 Settlers Way, PPN 393-17-301 zoned RT-C.

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

Mr. Williams – Mike Williams with AT & T, 13630 Lorain Avenue, Cleveland, Ohio 44111. I am looking for approval for placing a cabinet at 14109 Settlers Way.

Mr. Haseley – 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. Haseley – Thank you. Mr. Biondillo.

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

Mr. Haseley – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give favorable recommendation on 4-10-07 contingent on their meeting with Jennifer Milbrandt, City Forester regarding adding screening to the south of the cabinet facing the church.

Mr. Haseley – Thank you. Lt. French.

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

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Any approval forthcoming should be made subject to the ARB report.

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

Mr. McDonald - Mr. Chairman.

Mr. Haseley - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for 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 14109 Settlers Way, PPN 393-17-301 zoned RT-C subject to the ARB report as read this evening.

Mrs. Walker - Second.

Mr. Haseley- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Haseley – Thank you.

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 19000 Prospect Road, PPN 394-27-004 zoned R1-100.

Mr. Haseley – Item Number Two, AT & T. Mr. Williams remains at the microphone.

Mr. Williams – Looking for approval to place an electronic cabinet opposite of 19000 Prospect Road.

Mr. Haseley – 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. Haseley – Thank you. Mr. Biondillo.

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

Mr. Haseley – Mr. Boron.

Mr. Boron – Thank you, Mr. Chairman. The ARB did give favorable recommendation on 4-10-07. Also to continue this landscaping in front of the new cabinet, to be coordinated with the City Forester.

Mr. Haseley – Thank you. Lt. French.

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

Mr. Haseley – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. Like the former one, this would need to be made subject to the report of the ARB. Thank you.

Mr. McDonald - Mr. Chairman.

Mr. Haseley - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for the Site and Landscaping Plan Approval for an above-ground Equipment Cabinet and Cement Pad to be placed within a private easement on property located on Prospect Road, PPN 394-27-004 zoned R1-100, subject to the ARB report as read this evening.

Mrs. Walker - Second.

Mr. Haseley- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Haseley - Thank you.

RENAISSANCE PARK / Tom Schneider, Agent for TGI Pearl Investors, LLC

Revised Overall Development Site Plan of a proposed Phase II of a Retail Business Park located on the northeast corner of Whitney and Pearl Roads, PPN's 395-10-003, 018 zoned General Business and PPN 395-10-019 zoned Motorist Services.

Mr. Haseley - Item Number Four, Renaissance Park. Please state your name and address for the record.

Mr. Ukert – Gary Ukert with TGI Pearl Investors, 1630 Timber Ridge Drive, Holland, Ohio.

Mr. Haseley - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, Parking provided is "A" (Lowe's) 535 and "B" (Phase 2) 719 for a total of 1,254 spaces Renaissance Park Development Plan meets General Business zoning requirements. A preliminary review of the site landscape plan, the Pearl Road frontage and interior site area landscape improvements are appropriate. However, consideration should be given to the re-arrangement of plant material along the Whitney Road frontage to achieve interesting groupings of evergreens, deciduous trees/ornamentals and shrubs. From Engineering, revisions since we have seen this overall development plan which was approved on October 13, 2005 include, parking being reconfigured. This allows for more landscaping and mounding along Whitney Road. Curb cuts have been added to Whitney Road and Pearl Road. The Whitney Road drive is a right-in/right out and the drive on Pearl is a right in only. These drives will need to be designed and constructed so that they are clearly defined and not used as full access drives. They did show some phasing in this. Phase I is to include approximately half of the parking. The building that fronts Pearl and four of the units along Whitney Road. Also included in Phase I will be their detention pond at the SW corner of the site. One thing we would like to see is the access that is along Whitney Road for the truck docks for those buildings to be cut off. We don't want the trucks coming in and coming out that entrance right onto Whitney. We would rather get those trucks up through the site and out to Pearl Road. That may require us to have some additional parking constructed during Phase I on the east side of building 7. Also all the landscaping updates should be part of Phase I. Thank you.

Mr. Haseley - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building, Engineering covered most of the issues we had. We do want to see Whitney Beverage and the Motel come down in the early stages of Phase I. Thank you.

Mr. Ukert – They will come down. We just have some time constraints as far as a process that we are working on right now with the schools that we can not start the demolition until that is a little further along. We have demolition scheduled.

Mr. Haseley - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. From Fire, buildings 1 through 6, will those be sprinkler protected?

Mr. Ukert – Buildings 1 through 6, yes.

Lt. French – Thank you. No further report from Fire.

Mr. Haseley - Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman, we are going to need in the future a subdivision plat that will consolidate all those parcels and give the additional right-of-way on Pearl and Whitney. On Whitney I know that since the prior owner did not own that parcel we only have an easement for the roadway. We will need to change that into a fee simple conveyance over to the City. That you can do on the subdivision plat. You need to get the zoning corrected on there. One is zoned motorist service so you need to stop at City Council and get an application to rezone if you haven't already done that.

Mr. Ukert – That has already been done.

Mr. Kolick – For tonight Mr. Chairman we can send them over to ARB to look at the landscaping on Whitney, on Pearl and around the detention basin so you can keep moving through the process. We also ask though that you come in administratively. We do need to talk to you about that entrance over there in the corner in the south side.

Mr. Ukert – We want to do what makes sense for the truck traffic flow but we also need to service the center. We will certainly look at that and discuss it with you.

Mr. Kolick – Contact Engineering then that may change what is going into certain phases depending on how that issue is ultimately decided. You may need to change your phasing around a little bit. Ultimately when that item is worked out then we will look at a phasing plan for it too.

Mayor Perciak – I have a question. You mentioned schools.

Mr. Ukert – Yes.

Mayor Perciak – Would you want to elaborate on that?

Mr. Ukert – We are pursuing a TIF agreement with the schools and we have made a proposal to them and have had a subsequent meeting, now we are in the process of going to their work session next Tuesday night.

Mayor Perciak – When do you expect to get a decision from them?

Mr. Ukert – Two weeks from Tuesday at their Board Meeting.

Mayor Perciak – We need to talk about that then because of course we have to be a part of that also.

Mr. Ukert – Yes.

Mayor Perciak – We have to work out the details.

Mr. Ukert – The Port Authority would be involved in this also.

Mayor Perciak – You are using the Port Authority?

Mr. Ukert – Yes.

Mr. Haseley – Ok then that is what we are going to do, we are going to send you on to ARB but ask that you come in administratively and meet with Engineering and the Mayor.

Mrs. Barth – I have a question for Dan. Is there any formal agreement or time agreement set on the removal of Whitney Beverage and the Motel?

Mr. Kolick – Well as the gentlemen is relating here, that may be timed according to this TIF may have some bearing on that and we will have to see where that falls and what the Board of Education does. If not, if for whatever reason that doesn't work out then our request would be to bring down those structures as soon as possible. There could be some timing issues due to the TIF and what could be done so that item will sort of work itself out by the time they come back here we should have more of a response and know more about the timing element.

Mr. Ukert – We just got word on Friday from our Counsel and he told us that we could not start. We were ready to, we have taken bids, we could let the contract as early as next week if we could but we can't.

Mr. Kolick – Counsel is giving you good advice. If you are looking for a TIF then there are some constraints on bringing those down.

Mr. Ukert – Yes, but we will be fencing early next week; we will be fencing the opening into the Days Inn so there will be no potential for vandalism etc. Save our own liability issues.

Mayor Perciak – Gary, who is representing the schools in this TIF?

Mr. Ukert – I don't know.

Mayor Perciak – Who have you spoken to over there?

Mr. Ukert – We have spoken to the Superintendent and to Bill Parkinson, the Treasurer.

Mayor Perciak – Alright.

Mr. Ukert – That is who we met with.

Mayor Perciak – In the past how many times have you done a TIF on some of your projects in Toledo?

Mr. Ukert – Three or four.

Mayor Perciak – I do believe I'll have to research our records here, I do believe, this will be the first here if it happens. I just want to let you know that I need time to, you should get to us, as soon as the schools, if they are leaning this way, we need to know.

Mr. Ukert – Yes and we know that you need the information and we need to sit with you but we also were told that first we have to have the schools on board.

Mr. McDonald – Mr. Chairman, a question for the applicant. Have you done projects like this near Strongsville?

Mr. Ukert - Near Strongsville, no.

Mayor Perciak – He has done several projects in the Toledo area that we are aware of.

Mr. Ukert – We have done a lot of work around Michigan.

Mayor Perciak – May I ask who is financing this project for you?

Mr. Ukert – Pinnacle Group is our lending. They are the mortgage broker that we are using.

Mr. McDonald – Where has your work in Toledo been done?

Mr. Ukert – Around Westfield Mall. We have done several projects around Westfield Mall in Toledo.

Mr. McDonald – In out parcels at the Mall?

Mr. Ukert – Yes, peripheral to the mall. We have done some renovation projects where we have taken shopping centers and refurbished them and remarketed them. We have done the free standing drug stores. We have done a lot up in Michigan in grocery centers.

Mayor Perciak – How long has your group been together?

Mr. Ukert – We have been together under Timberstone for four years. There are several of us in Timberstone that have been together for fifteen. I have been in the business for thirty five years.

Mr. Haseley – Any other questions?

Mayor Perciak – I have one more, I don't know if you are at liberty to say, do you have a potential roster as to who you are putting in there? Has there been any interest at this time?

Mr. Ukert – Yes we do. I'm not at liberty. Other than the out building we have two out of the three stores in the outbuilding committed. We have LOI's for the retail space in buildings 1 or 2.

Mayor Perciak – We would like to discuss that with you also.

Mr. Ukert – Sure. Thank you for your time.

Mr. Haseley - Ok we will refer you over to the ARB.

THE BREW KETTLE, INC. / Chris McKim, Principal

Conditional Use for Multiple Occupancy pursuant to Codified Ordinance Sections 1262.14 and 1242.07 to permit the use of 3,800 SF as a Micro Brewery and Prep Kitchen to be located on the same parcel with another building; property located at 20102 Progress Drive, PPN 392-25-005 zoned General Industrial.

Mr. Haseley - Item Number Four, The Brew Kettle. Please state your name and address for the record.

Mr. McKim – Chris McKim, 20753 Springfield, Strongsville. We have had a business here in Strongsville for about 12 years. We would like to put together another micro-

brewery production facility only at 20101 Progress Drive, Suites B & C. It would not be a retail facility of any kind, merely production.

Mr. Haseley - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, Brew Kettle will occupy 3,800 SF of space and have 5 employees. Ice ABC has 2 employees, Smart Start has 1 employee and Adcom has 15 employees. The parking requirement for this site is per employee which is 23 spaces and they are providing 48 spaces. From Engineering there is no report.

Mr. Haseley - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building, there is no report on the Conditional Use. Thank you.

Mr. Haseley - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. From Fire we would like a knox box added to this building for emergency access. Thank you.

Mr. Haseley - Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman, as noted, no retail sales will be permitted as wholesale only, it is permitted as a proper use within that area. The only other item I have is that if there are any complaints about smells or whatever from the premises, we will need a commitment to make it subject to the applicant working with the City to eliminate those. It does back up to a residential area. I know that those homes are a little distance but we have had other complaints from those homes about noise. We just don't want to create it with smells as well. As long as the applicant understands that, make that part of the motion. The applicant did notify us in caucus that if there was a problem with smell there is something that they can do to take care of that and we would be looking for them to do that if necessary. Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Haseley - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for a Conditional Use for Multiple Occupancy pursuant to Codified Ordinance Sections 1262.14 and 1242.07 to permit the use of 3,800 SF as a Micro Brewery and Prep Kitchen to be located on the same parcel with another building; property located at 20102 Progress Drive, PPN 392-25-005 zoned General Industrial, subject to working with the City to eliminate any odors if any should arise due to the process.

Mr. Kolick – Also subject to the report of the Fire Department.

Mrs. Walker - Second.

Mr. Haseley- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REFERRALS FROM COUNCIL:

Ordinance No. 2007-57

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 14092 PEARL ROAD IN THE CITY OF STRONGSVILLE FROM RT-C (RESIDENTIAL TOWNHOUSE-CLUSTER) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION (PART OF PPN 393-18-033). (S&B Strongsville LLC, Owner. Proposed use: General Business.)

Mr. Haseley – Item Five and Item Six are housekeeping issues cleaning up some zoning. I am asking for a favorable recommendation to take back to City Council.

Mr. Haseley – Item Five. Ordinance No. 2007-57. 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 14092 PEARL ROAD IN THE CITY OF STRONGSVILLE FROM RT-C (RESIDENTIAL TOWNHOUSE-CLUSTER) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION (PART OF PPN 393-18-033). (S&B Strongsville LLC, Owner. Proposed use: General Business.)

Mr. McDonald – I move to give favorable consideration.

Mrs. Walker – Second.

Mr. Kolick – Mr. Chairman. I know there is no applicant here this evening. It is my understanding that they couldn't come. They do need to be informed and should be probably from our Secretary that if this is approved, they are going to need to bring us in a consolidation plat and on this first one we are going to need some easements to get access. Those easements need to be obtained to get access over to the outlet basin through Engineering that we need to get access to. So that should go along with any approval letter if it's forthcoming so that they will know in advance.

Mayor Perciak – I don't know about any access. That was never changed.

Mr. Kolick – No but the problem is that its cut off and they need to get access across that corner for that parcel just to get at it and it is only if they would have a problem and have to clean out that outlet that we need to get to. I know the Dalad Group is aware of it.

Mr. Haseley – I will call them.

Mrs. Oprea – They did start the process with the consolidation already and we Tabled it quite a while ago and were waiting for this to pass first.

Mr. Kolick – It has to go through City Council because I just don't want it to slip through that's all.

Mr. Haseley – I will leave a message for Joe Balog.

Mr. Haseley – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Ordinance No. 2007-58

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 14000 PEARL ROAD IN THE CITY OF STRONGSVILLE FROM RT-C (RESIDENTIAL TOWNHOUSE-CLUSTER) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION (PART OF PPN 393-18-033). (Daniel Baur, Owner. Proposed use: Motorist Services.)

Mr. Haseley – Item Six, Ordinance No. 2007-58. 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 14000 PEARL ROAD IN THE CITY OF STRONGSVILLE FROM RT-C (RESIDENTIAL TOWNHOUSE-CLUSTER) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION (PART OF PPN 393-18-033). (Daniel Baur, Owner. Proposed use: Motorist Services.)

Mr. McDonald – I move to give favorable consideration.

Mrs. Walker – Second.

Mr. Haseley – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Haseley - 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 8:25 p.m.

Raymond L. Haseley, Vice-Chairman