

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 26, 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 26, 2007 at 7:30 p.m.**

Present: Planning Commission Members: Jeffrey Ice, Charlene Barth, Gregory McDonald, Mary Jane Walker, Thomas Stehman. 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:

TALERIS FEDERAL CREDIT UNION: Mrs. Daley stated that this is the consolidation plat for Taleris Credit Union. All they needed to do is consolidate the 3 parcels on the corner of Broxton and Pearl to form one. Mr. Hill's report stated what they are doing and from Engineering it is in approvable form. Their site plan, Mr. Hill's report stated that there were some areas that did not meet the General Business zoning requirements. They did get variances granted by the BZA on 2/15/07. Those were for Lot Width, Parking Setback from Pearl Road and the Parking Setback from Broxton. From Engineering the plans are in approvable form. Mr. Biondillo stated that from the Building Department there was no report on the consolidation and the site plan was in approvable form. Mr. Boron stated that the ARB did approve the building and landscaping. He stated that the Board did ask them to add some additional landscaping to the west. Lt. French stated that there was no report from Fire on the consolidation. He asked Mrs. Daley if there was rolled curbing on the right-in, right-out divider. Mrs. Daley stated that it was rolled curbing. She stated that at the entrance you could also go left-in and that there should be plenty of room for the fire trucks to get in there. Mr. Kolick stated that there was a turning lane. Mrs. Daley acknowledged that there was a center turning lane there. Mr. Kolick stated that was the main thing, the traffic that was a concern, there is a right-out only which was what we wanted. He stated that it was ready to go.

AT & T – 17460 WHITNEY ROAD: Mrs. Daley stated that this is a new cabinet at Whitney Road and Chestnut Lake Drive, near the Chestnut Lake Apartments. There are existing cabinets there now and this is going in behind them. From the City Planner, there is no report. From Engineering the site plan is in approvable form. They will not obstruct drainage or sight distance. Mr. Biondillo stated that from Building it is in approvable form. Mr. Boron stated that they are using the same concrete pad to put the new cabinet on so it is not an expansion. The Board asked them to replace the dead

shrubs that were on this site. The representative at the meeting stated that they would address this. Lt. French stated that there was no report from Fire. Mr. Kolick stated that it was ok.

SCHNEIDER RESERVE: Mrs. Daley stated this was for the preliminary and final subdivision plans as well as the tax split map. From the City Planner, on the Subdivision Plans, the location of the Phase II Cluster is in accordance with the Schneider Reserve Preliminary Development Plan approved by the commission on 10/27/05. The Phase 2 area is served by a cul-de-sac street with sidewalks located on both sides. The area contains 18 detached single family cluster dwelling units. Each unit includes garage space for two vehicles. Individual driveways can accommodate the off-street storage of two additional vehicles. Four (4) additional guest parking spaces are also provided; she pointed out the placement on the site plan. Dwelling setbacks and spacing between buildings meet the requirements of Section 1252.32 of the Zoning Code. There is no report on the Tax Split Map. From Engineering, both the plans and the tax split map are in approvable form. I just want to note that there is one retention basin in conjunction with Phase 2 however; it is not going to be part of Phase 2. She asked for confirmation from the Schneider Reserve. Tim Dean confirmed that to be true and that they would provide an off-site easement. Mrs. Daley stated that we will just need an off-site easement around that. There are 4 decks, S/L 38, 40, 41 and 42 shown over the rear building line but are still within the allowable setbacks which are 14 feet. You are allowed to project into that building line. Just want to remind the applicant that these must be unenclosed structures and that is stated on the overall plans. Mr. Biondillo stated that from Building the only comment was that a notation should be made on the individual topos so that future owners would know that they could not enclose the rear deck. There have been problems in the past with owners coming in and trying to put a sun room on. If that clarification is added to the survey then it helps out the Building Department. Mr. Kolick stated that it should also be added to the subdivision plat. He stated that the first owner would see that on the topo but future homeowners would not see the topo but if the notation was on the plat it would be on their title so they would see it there. The Mayor agreed and said that Mr. Kolick's idea was the better idea. Mr. Kolick stated that they would need to be moved to ARB and that he had talked with the applicant and made some recommendations to them. One is to form a separate association for the individual cluster groups. We did suggest that they include a common area so that there would not be double frontage lots. If they don't do that then they are going to have to encumber them with easements, the better way would be to do a common area. Mrs. Daley confirmed that they have their permits for the wetlands. Mr. McDonald asked if there was an association. Mr. Dean confirmed that there was a master association for all of Schneider Reserve. He stated that the entire association was based on them all paying one fee. He stated that they had talked to their legal counsel and he recommended that they keep a master association and

that they not create sub-associations even though there is that right within the Declarations of Covenants and Deed Restrictions. He stated that they also spoke to their engineers and they recommended leaving the landscape easement, there is a 25' landscape easement in Phase I and they recommended keeping the same thing. We do have rolling mounds down here and evergreen trees and want to irrigate the whole area and feel that a landscape easement is our best approach to this right now. Mr. Kolick asked if they would have their counsel call him and they could talk out the details. He stated that those items could be ironed out and that they would have to move onto ARB right now. The Mayor asked if the signage was done for this part. Mr. Dean said no and that they would bring that to ARB.

UNITED CHURCH OF CHRIST: Mrs. Daley stated this was just some exterior modifications to their steps and the walkway. From the City Planner there was no report and from Engineering they are in approvable form. Mr. Biondillo stated that the plans were in approvable form. Mr. Kolick stated that they should move this over to ARB. He stated that they received their Town Center Certificate of Appropriateness already. The Mayor asked why it was being moved to ARB. Mr. Kolick stated that they would look at the landscaping they were putting in. The Mayor asked why this was necessary. Mr. Kolick stated that the code says that for any commercial building or church that they should go to ARB. The Mayor stated that they were doing so little there and suggested that the Commission waive the ARB and move them on to City Council. The Board asked for specifics on the landscaping that was being done at this site. The representative for the church stated that they were basically going to rebuild the front steps in the front of the church and that they were going to install some large planters. She stated that the current steps are not repairable and are a safety hazard. The Board was in agreement that they would vote on this matter and send it on to City Council.

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.
Lt. Randy French, Fire Dept
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

FINAL APPROVALS:

TALERIS FEDERAL CREDIT UNION/ Joe Bullister, Agent

- a) Consolidation of PPN's 395-07-001, 002, 003 for property located on the corner of Broxton Road and Pearl Road, zoned General Business.
- b) Site Plan approval of a new 2,362 SF Building to be used for a Credit Union to be located on the corner of Broxton Road and Pearl Road, PPN 395-07-001, 002, 003 zoned General Business. *BZA Variance Granted 2/15/07. ARB Favorable Recommendation 3/20/07.*

Mr. Ice – Item Number One, Taleris Federal Credit Union. Please state your name and address for the record.

Mr. Kramer - Robert Kramer with PW Campbell, 109 Zeta Drive, Pittsburgh, PA 15238.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, this request involves the consolidation of PPN 395-07-001, 002, & 003 zoned General Business to create a new 22,236 SF parcel. On the site plan, there were some areas that did not comply with the Planning Commission Minutes

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General Business zoning requirements however; they did receive variances from the BZA on 2-15-07. The variances were for Lot Width, Parking Setback from Pearl Road and the Parking Setback from Broxton. From Engineering, both the consolidation map and the site plans are in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building, no report on the consolidation and the site plan is in approvable form. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did grant favorable recommendation for the elevations, site, landscaping and the building. We asked for additional landscaping to the west of the site and that was coordinated on the drawings. Thank you.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. From Fire there is no report on the consolidation or the site plan. Thank you.

Mr. Ice - Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman, you are in a position to act on both of these.

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 Consolidation of PPN's 395-07-001, 002 and 003 for property located on the corner of Broxton Road and Pearl Road, 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 Site Plan approval of a new 2,362 SF Building to be used for a Credit Union to be located on the corner of Broxton Road and Pearl Road, PPN 395-07-001, 002, 003 zoned General Business. *BZA Variance Granted 2/15/07. ARB Favorable Recommendation 3/20/07.*

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mayor Perciak – Do you know when they are planning on starting on this?

Mr. Kramer – I think the first part of 2008.

Mr. Kolick – Just so you know, these approvals are good for 1 year. They need to get moving on it within that period of time, otherwise you will have to come back. The BZA approval is only good for 1 year also so tell them to watch those time periods.

Mr. Kramer – As long as we are under construction correct?

Mr. Kolick – If you are under construction and you are moving then you will be ok.

Mr. Kramer – Ok, thank you.

Mr. Ice – Thank you.

AT & T/ Bob Sterba, 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 17460 Whitney Road, PPN 395-20-001 zoned RMF-1. *ARB Favorable Recommendation 4-24-07.*

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 - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering the site plan is in approvable form. The cabinet is located within a private easement. The proposed cabinet will not obstruct drainage or sight distance. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building, the site plan is in approvable form. Thank you.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did grant favorable recommendation. We discussed replacement of any dead plant material with the applicant that attended the meeting and he said that they would take care of that and coordinate with the City Forester. 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, upon acting on this it should be made subject to the ARB report this evening.

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 and Landscaping Plan Approval for the above-ground Equipment Cabinet and Cement Pad to be placed within a private easement on property located at 17460 Whitney Road, PPN 395-20-001 zoned RMF-1, subject to the ARB report as read this evening.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

NEW APPLICATIONS:

SCHNEIDER RESERVE SFD & CD SUBDIVISION / Eric Kramer, Agent

- a) Preliminary and Final Subdivision Plan approval for the proposed Schneider Reserve SFD & CD Subdivision, Phase 2, to consist of 18 Detached Cluster Sublots; property located on Ranier Court, PPN's 395-22-001, 002, 003 and 004 zoned R1-100.
- b) Tax Split Map for Phase 2, 18 Detached Cluster Units into the existing Schneider Reserve SFD & CD Subdivision, PPN's 395-22-001, 002, 003, and 004 zoned R1-100.

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

Mr. Dean – Tim Dean, 22100 Horseshoe Lane, Strongsville, Ohio, here to submit the plans for Schneider Reserve Phase 2. Plans to be located off Whitney Road which will consist of 18 cluster lots.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, on the Subdivision Plans, the location of the Phase II Cluster is in accordance with the Schneider Reserve Preliminary Development Plan approved by the commission on 10/27/05. The Phase 2 area is served by a cul-de-sac street with sidewalks located on both sides. The area contains 18 detached single family cluster dwelling units. Each unit includes garage space for two vehicles. Individual driveways can accommodate the off-street storage of two additional vehicles. Four (4) additional guest parking spaces are also provided. Dwelling setbacks and spacing between buildings meet the requirements of Section 1252.32 of the Zoning Code. There is no report on the Tax Split Map. From Engineering, both the plans and the tax split map are in approvable form. I just want to note that there is one retention basin in conjunction with Phase 2; however, it is not going to be part of Phase 2 so we will just need an off-site easement around that. There are 4 decks shown over the rear building line but are still within the allowable

setbacks which are 14 feet. You are allowed to project into that building line. Just want to remind the applicant that these must be unenclosed structures. 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. Thank you.

Mr. Ice - Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman, we will need to move them on to the ARB this evening. Some items that I've discussed with the applicant and would like their attorney to give me a call and I will discuss with him too. It would be preferable to put that detention basin into that phase and it will avoid all the easement requirements that we have. If for topographical reasons or whatever you can't then we will need a easement granted to the Homeowners Association for access and maintenance of that particular retention basin. So have those documents, if that is the route that you are going to go, over to me well enough in advance before you come back before the Commission. Again as I talked in Caucus, it is always preferable to create a smaller association. Historically we have had a lot of problems if you have a single family and clusters together and they don't have their own association to take care of their internal problems, your islands and requiring one unit to get their unit painted or whatever, which is in your documents. You are better off with a smaller association. Again, have your attorney contact me and I will talk to him about that. Your plat, both the tax split map and the subdivision plat itself needs to specify which areas are the common property and that needs to be specified right on the document. The plat should also show as we talked in Caucus, the restriction on those decks that are out into the rear yard setbacks. That they can't be further improved so that anybody either buying now or in the future will know what the restrictions are before they would buy. Our code does have a prohibition with some exceptions to double frontage lots. You are going to have that on Kenilworth. I think it's a better practice to put that into common area, that 25 foot strip as opposed to an easement. Again, it's within this Commission's authority to allow an easement, if you are going to do that again, that easement has to prohibit access onto Kenilworth. It will have to indicate that they can't change that landscaping or do anything with it. They will have to put in it who is going to maintain it. Again, just from past experience, we have had a lot of problems with that because one person owns it and another one is maintaining it. Sometimes it creates a problem. Again have your attorney contact me and I will talk to him.

Mr. Dean – Dan, just a question on that. If you create a block then you would be adjusting the lines of the lot. The side yard for instance on Sublot 1, they are 55 foot lots, we are encroaching on the landscape easement of 10 foot. Now you have a 45 foot lot there to set the unit on. That was one of the reasons Mr. Rozner said put a landscape easement but again, those conversations, I will have to give you a call.

Mr. Kolick – They need to go over to the ARB to look at the landscaping on Whitney, the landscaping on Kenilworth around the retention basin and of course the individual units. Lastly there isn't any recreation so they'll be paying the City Recreation fee. For now we need to move them on to the ARB on those issues. Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald – For the applicant, how many units are in Phase 1?

Mr. Dean – 33 Units.

Mr. McDonald – They are single family or town homes?

Mr. Dean – Detached cluster units.

Mr. McDonald – Just like this?

Mr. Dean – Yes.

Mr. McDonald – Ok, thank you.

Mr. Ice – Ok Tim, we will move you on to ARB.

Mr. Dean – The cluster process is that we go for the Planning Commission approval, we go back to ARB approval for our landscape, entryway, signs, widening Whitney Road, the sidewalks and that. The next step is that we come back to Planning Commission. At that time that we come back to Planning Commission can we get final plan approval without, if the builder is building the same condominium units with the same elevations, cluster units that were in Phase 1, we still have to ourselves, and/or Pulte Homes, or the builder, can we come in and present those plans?

Mr. Kolick – We don't care as a City who presents the plans as long as the owner has authorized someone to present them. Whether you present them or Pulte doesn't matter to us. The only thing is if Pulte is going to build them sometimes its better if Pulte comes in because if they want to change something later, they presented the first set of plans and you don't have that problem with "no that is not what we wanted". From our standpoint, if you are the owner of the land you can present them, if you want Pulte to present them, they can present them as your agent. We don't care who presents them. I think the more important thing is that you follow through with exactly what was presented and what gets approved is ultimately what gets built. That will avoid a lot of problems down the line if they want to come in with something different later. Then they would have to come back again.

Mr. Dean – I understand the process completely but if you have a situation where you are, lets say we have another cluster piece of land and we want to go ahead and develop that cluster piece of land and put in all the improvements, we could not do that until we select a builder. In essence you could not until somebody, some builder came and signed up and said ok here is the elevations that they want to put in, you could not get final plan approval.

Mr. Kolick – We could approve the improvements and the street improvements and that type of thing and they could come in, they would have to come a second time before the ARB but that can be done.

Mr. Dean – Could you still go through Council and get the streets dedicated and go through the whole process.

Mr. Kolick -Yes, as long as you are showing all the utilities and everything that is in there. The only problem is that sometimes you run into with that is that if they want to build something that doesn't quite fit into what was approved there are problems. I mean yes.

Mr. Dean – Ok.

Mayor Perciak – So you don't have to identify the builder up front.

Mr. Dean – Ok, good.

Mr. Kolick – When the builder does come in he will have to go through ARB again and Planning Commission again. That just doubles your Planning Commission meetings, your ARB meetings. We try to avoid that.

Mayor Perciak – When they come in and most of the time they build them as approved.

Mr. Kolick – You go through twice otherwise.

Mr. Dean – Ok, thank you very much.

Mr. Ice - Thanks Tim.

UNITED CHURCH OF CHRIST/Jim Studer, Agent

Site approval for the exterior renovations to the front of the Strongsville United Church of Christ, located at 13740 Pearl Road, PPN 392-36-015 zoned Public Facility. *Town Center Certificate of Appropriateness 3-27-07.*

Mr. Ice – Item Number Four, United Church of Christ. Please state your name and address for the record.

Mr. Studer – Jim Studer, 20153 Lismore Court, Strongsville, I am here as a representative of the United Church of Christ, to improve the front steps to the sanctuary. I am not sure what you need from me at this juncture but I'm open to any information that is required.

Mayor Perciak – You are doing a good job right now. Just stand there, if we have questions we will ask.

Mr. Studer – Thank you for your help Mr. Mayor.

Mr. Ice - Thank you. 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. 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, they have been approved by the Town Center Commission. If this Commission is happy with the plans without the necessity to go through ARB, it's within your discretion to go ahead and approve that. Any approval forthcoming needs to be confirmed by City Council.

Mr. Ice – I think we concurred in Caucus that we would waive going to ARB. Just for the record, is everybody on board with that?

All Board Members replied yes.

Mr. Ice – Ok.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for Site approval for the exterior renovations to the front of the Strongsville United Church of Christ, located at 13740 Pearl Road, PPN 392-36-015 zoned Public Facility. *Town Center Certificate of Appropriateness 3-27-07.*

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Jim you are all set.

Mr. Studer – Thank you very much. One question for Carol. In moving past the ARB, will that change our date with City Council?

Mrs. Oprea – What will happen right now is that when I go into work tomorrow morning I will send a memo over to City Council stating that the Board approved you tonight and they will then set you onto their Agenda. Leslie Seefried is the Clerk of Council, if you contact their office she can let you know what Agenda you will be placed on. You will skip the other two meetings that you were scheduled for and you will go straight to City Council.

Mayor Perciak – Jim, what we will do here, the Council President is here. He will give you a call back. He will talk to Leslie and he will call you back so that we can facilitate this.

Mr. Studer – 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 8:20 p.m.

Jeffrey A. Ice, Chairman