

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

May 10, 2007

The Planning Commission of the City of Strongsville met in the Caucus Room at the Strongsville Municipal Building 18688 Royalton Road, on **Thursday, May 10, 2007 at 7:30 p.m.**

Present: Planning Commission Members: Jeffrey Ice, Charlene Barth, Gregory McDonald, Mary Jane Walker, and Thomas Stehman. Administration: Mayor Thomas P. Perciak, Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Building Commissioner, Anthony Biondillo, Fire Department Representative, Lt. Randy French.

The following was discussed:

SHEIBAN PROPERTIES – SUBDIVISION: Mrs. Daley stated that the subdivision plat is at the corner of Echo and Pearl, Tony needs to consolidate these two parcels together for his site here. He is also dedicating to the City 17' of right of way that we have been acquiring down Pearl Road as these sites have been going in. The City Planner had no report. From Engineering, it is in approvable form. Mr. Biondillo stated that there was no report. Lt. French stated, there was no report.

SHEIBAN PROPERTIES – SITE PLAN: Mrs. Daley stated that they have two entrances, one off of Pearl and one off of Echo. This is directly across from Dr. Kast's building so that is good there. From the City Planner, they meet their lot width, land coverage, front yard setback, their building is good. The parking, they need 75' from the center line of Pearl and they only have 70' so there is a 5' variance that he will need there. The sideyard setbacks are good as well as the rear yard and height. The parking required is 141 and they have 134 so they are deficit 7 spaces. From Engineering, they have 3 basins shown, two dry basins and one pond. We do have new stormwater ordinances which were given to Guy Cunningham for the storm water design on the detention basin. We will need sidewalks down both Echo and Pearl. Sidewalks now end before the property line so it will need to come around the corner. They are enclosing part of the stream and there have been communications with George Hofmann and he knows that he needs to look into it and make sure that they don't need an Army Corp. permit. Mr. Biondillo stated that a lighting plan will be required when this comes to ARB. They show their dumpsters being enclosed, and we will need some form of screening where this abuts the residential property. Lt. French asked the applicant if he was planning on sprinkler protecting this building. Mr. Sheiban replied no. Lt French stated that the Fire Department preferred to see this building sprinkler protected. He stated that there were a lot of tenants there and a lot of space that they would be breaking up with fire walls which the Fire Department has a hard time maintaining. Making sure that the occupants maintain those fire walls that is more work. He stated that they would also require knox boxes on the building, 2 for the front entrances and 1 for the back. Mr. Kolick stated that with a restaurant in there it would be good to have it

sprinkled. He stated that we would need to send them to the BZA for a variance on the front parking setback so it would need to be denied tonight. He did not feel that the 7 space modification would be a problem. We would need the lighting consultant to give us a report. If approved by BZA he could move onto ARB to keep it moving. He asked the applicant if the cost of sprinkling the building wouldn't be offset over the years. Mr. Sheiban replied, that he was not going to put in sprinklers. The Mayor asked why he would not do it if the Fire Department wanted him to. Mr. Sheiban stated that he has had a lot of problems with the current building in which he has a sprinkler system. He stated that when his tenants change he has to move the sprinkler heads and it is too much work. He stated that he put the sprinklers in his building and at the restaurant because he wanted them in and not because he had to. He said that it is causing a lot of headaches and it is not worth it. He said that he would put fire walls or whatever is required but that he is not going to put in sprinklers. He stated that he would do whatever he needed to do to meet the code. Lt. French stated that the only thing he was aware of as far as the sprinkler system is that when he changed his tenants and they changed walls around then the heads would have to be spaced out differently. Mr. Sheiban stated that at Shinto's they installed an alarm system and he is getting calls from the alarm company almost every month sometimes at 2 or 3 in the morning. There is something wrong. Mrs. Barth stated that was two different issues. That what he was taking about was his alarm system. Mr. McDonald stated that he should not be getting those calls, the tenant should resolve that. Mr. Kolick stated that maybe it is a problem with the system. Mr. Sheiban stated that he did not know what the problem was but it was something he did not feel he could handle and preferred to put in a fire wall. Lt. French asked him to have a meeting with Greg Brown. Mr. Sheiban stated that he was not interested that he preferred just fire walls, he had made his mind up. Mr. McDonald asked when our codes required sprinklers. Mr. Biondillo stated that when the sprinkler provision kicks in, is a function of the type of construction and whether it is a combustible or noncombustible group classification. If you have masonry walls and metal decking and metal bar joist then you can be larger than an all combustible building, before a suppression system would be required. There are two ways to do it, either divide it with fire walls or break them into smaller compartments, or go for open area increases and fire suppress it. Lt. French stated that fire walls had their own costs too. Mr. Biondillo stated that there were design issues with it. If it was a true fire separation wall at this location then this wall has to remain standing in the event of a complete collapse on this side of the wall and vice versa. If there were a complete structural collapse, that fire wall has to be designed in such a way and be independent of either one of the structures on either side so that wall remains in place and intact in the event of a fire. There are some design issues that you get into that end up off setting those costs. He stated that there were reduced insurance rates with the installation of sprinklers. He believed that the issue at Sheiban's is more of an issue with the fire detection system, there are a lot of duct detectors in there due to the fact

that the type of equipment that they use in there. A head movement is relatively simple to accomplish if you have your tenants. Given the level of protection, sprinklers are probably a better way to go. I would like to see you look at it from an engineering standpoint because you do have some additional costs because of the way that wall and the structure would have to be built. Mrs. Barth stated that the firewall would have to remain. She asked if he could combine the spaces if he wanted to move in another tenant that wanted to move into bigger portions of space. How does that impact that wall? Mr. Biondillo stated that he would have to access again where that fire wall is so that cubicle would not exceed that allowable area. If he wanted to breach this wall you would have to take into account, maybe move it over to here but at that point its awfully difficult because these are usually large flat roof buildings and they have columns in the middle supporting their metal joist so it is not as easy as taking that wall out and moving it over there. You would have the same design requirements, this has to be independent of the design structure on either side of it. The Mayor asked who was going to do the restaurant build out. Mr. Sheiban replied that he and the tenant would be working together. Mr. Biondillo stated that it was worth getting a cost breakdown for his benefit. Mr. Kolick stated that there would be more flexibility later if he put in sprinkler heads than if he did it with fire walls. The Mayor stated that when the restaurant comes in we would look at it again.

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
Mayor Perciak

Also Present:

Mr. Biondillo, Bldg. Com.
Mrs. Daley, Design Engineer
Mr. Kolick, Asst. Law Dir.
Lt. Randy French, Fire Dept
Carol Oprea, Recording Secy.

EXCUSE MR. HASELEY

Mr. McDonald - Mr. Chairman

Mr. Ice – Mr. McDonald.

Mr. McDonald - I move to excuse Mr. Haseley for just cause.

Mrs. Walker – Second

Mr. Ice – Secretary, please call the roll

Roll Call: All Ayes APPROVED

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 April 12, 2007 and April 26, 2007. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

SHEIBAN PROPERTIES INC./ Hofmann Metzker Inc., Agent

Subdivision of PPN 393-34-006 and 007 located on Southwest Corner Pearl Road & Echo Drive, zoned R-RS.

SHEIBAN PROPERTIES INC./Andres Riitel, Agent

Site plan approval of a 22,089 SF Retail Center for property located at the Southwest Corner of Pearl Road & Echo Drive, zoned R-RS.

Mr. Ice – Item Number One and Two, Sheiban Properties. Please state your name and address for the record.

Mr. Sheiban – Tony Sheiban, 16938 Pearl Road, Strongsville.

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

Mrs. Daley – Thank you Mr. Chairman. This is on the subdivision plat. From the City Planner no report. From Engineering, the proposal is to consolidate PPN 393-34-006, & 007 and to dedicate to the City a 17' strip along Pearl Road for right of way purposes. They will be creating a 2.44 acre parcel with 255' frontage on Pearl Road and 350' frontage on Echo Drive. The subdivision plat is in approvable form. From the City Planner, the proposal does meet the requirements for lot width, land coverage, building setback from Pearl Road, sideyard setback in parking and the building, rear yard setback for parking and building. It does not meet the zoning requirements for the parking setback from Pearl Road, required is 75' from the centerline. They are indicating 70' and the parking requirement is 141 spaces but they are indicating 134 spaces so they are 7 spaces deficit. The City Planner also notes that a screen wall should be incorporated at the northwest corner. From Engineering, just a few comments at this time. There are two detention basins and one retention basin shown for storm water management. We do have new stormwater ordinances that were currently adopted. I have given a copy to the applicant's engineer and a copy will also be furnished to you as well. Sidewalks will be required to be constructed along Echo Drive and Pearl Road. There are two entrances to the site, one off Echo opposite Dr. Kast's drive and one off Pearl Road. As always, all permits from outside agencies are required. There is a portion from the creek that runs through the site that is going to be enclosed. It may require an Army Corp. permit and you will have to look into that to see if you are under the threshold for the Army Corp. We will have further comments as the plans are developed. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, the subdivision plan is in approvable form. The site plan, the proposed parking is in compliance with the ADAG Guidelines. The applicant does show enclosures around his dumpster areas. We will require a lighting report and lighting plan when this goes to ARB and the City Planner addressed the screening issue where this abuts residential properties. Thank you.

Mr. Ice – Thank you. Lt. French.

Lt. French – Thank you, Mr. Chairman. From Fire, the Fire Department requests a meeting with the applicant to discuss the benefits of sprinkler protecting this building once it goes up and we will require 3 knox boxes on this building, 2 on the front and 1 on the back. Thank you.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. I have no report on the subdivision plan. On the site plan, we will need to deny it tonight so that he can proceed to the BZA for the variances that are necessary. If he is approved there he could go over to ARB and have the lighting plan so that we could have everything ready to go when he comes back here. The only other comment I have is you recall that we did recommend rezoning of this parcel over to General Business, that has not yet been acted on by Council. That is another detail that has to be taken care of before we can give it site plan approval. I did speak with Mr. Haseley and he anticipates it at the next Council meeting, Council will be acting on that ordinance.

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 Subdivision of PPN 393-34-006 and 007 located on Southwest Corner Pearl Road & Echo Drive, zoned R-RS.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - Site plan approval of a 22,089 SF Retail Center for property located at the Southwest Corner of Pearl Road & Echo Drive, zoned R-RS.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Nays DENIED

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 8:10 p.m.

Jeffrey A. Ice, Chairman