

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

May 11, 2006

The meeting was called to order at 8:05 PM by the Chairman, Mr. Ice.

Roll Call:

Members Present:

Mr. Ice, Chairman
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
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

Mr. Ice – Before we get started, I just want announce that Brian Buckholz has tended his resignation from the Board due to business reasons. It is my understanding that we will have a replacement shortly.

Mayor Perciak – Monday’s Council meeting, yes.

Planning Commission
May 11, 2006
Page 2

Mr. Haseley – About a year and a half from now?

Mayor Perciak – No.

Mr. Haseley – Not like it used to be?

Mayor Perciak – We are going to bring on another lawyer here so he can help us.

Approval of Minutes

Mr. Ice – You have had a chance to review the minutes of April 27, 2006 and September 25, 1997. If there are no additions or corrections they will stand as submitted.

FINAL APPROVALS:

STRONGSVILLE FIRE & EMERGENCY SERVICES HEADQUARTERS- STATION NUMBER 4/ RCU Architects, Norm Casini, Agent

Final Site Plan approval of the new Ward 4 Fire Station located on the east side of Prospect Road, PPN 394-06-009 zoned General Industrial (currently being considered by City Council for rezoning to Public Facility).

Mr. Ice – Item Number One, Strongsville Fire & Emergency Services Headquarters, Station Number 4. Please state your name and address for the record.

Mr. Casini – Norm Casini with RCU Architects and Anthony Fini, 7311 Valleyview Drive, Independence, Ohio 44131.

Mr. Casini – I would just like to quickly run through the site plan for you. If there are any questions.

Mr. Ice – Norm, not to cut you off, I think we are pretty familiar with what is going on. I think we will just go right to the reports.

Mr. Casini – I think you are too. If you have any questions we can answer them then.

Mr. Ice - Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposal meets Public Facility zoning requirements. Any Planning Commission approval must be confirmed by City Council. From Engineering. The plans are in approvable form. Thank you.

Planning Commission
May 11, 2006
Page 3

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, the plans are in approvable form. We do have an approved lighting plan.

Mr. Ice – Thank you, Mr. Boron.

Mr. Boron – Thank you Mr. Chairman, the ARB did give favorable recommendation. Thank you.

Mr. Ice – Thank you. Lt. French.

Lt. French – Thank you, Mr. Chairman. From Fire, just for the record, this building will be fully sprinkler protected. We will have a private hydrant. We will have a knox box on this building for our emergency exits. Thank you.

Mr. Casini - Its incorporated.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. We have judged this administratively on Public Facility standards, as you recall, we approved the, or gave favorable recommendation as a Commission to that ordinance that will be up before City Council. Any approval needs to be made subject to City Council approving the rezoning. Thank you.

Mr. Ice - Thank you. Are there any questions or comments from the members?

Mayor Perciak – Just a comment, I would like to personally thank the Catan Family for donating the land so that we could build this new Fire Headquarters Station on Prospect Road. It substantially reduces our cost when one of the major parts of the entire project is the land and the land is cost free to us. Thank you very much.

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for the Final Site Plan approval of the new Ward 4 Fire Station located on the east side of Prospect Road, PPN 394-06-009 zoned General Industrial (currently being considered by City Council for rezoning to Public Facility), subject to the rezoning to Public Facility by City Council.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Called

All Ayes

APPROVED

SCHNEIDER RESERVE SFD & CD SUBDIVISION/Tim Dean, Agent

- a) Preliminary and Final Subdivision Plan approval of the Schneider Reserve SFD & CD Subdivision, Phase I consisting of 33 Cluster sublots, PPN 395-22-001, 002, 003 and 004 zoned R1-100. *ARB Favorable Recommendation 5-9-06.
- b) Tax Split Map for Phase I, 33 cluster units in the existing Schneider Reserve SFD & CD Subdivision, PPN's 395-22-001, 395-22-002, 395-22-003 and 395-22-004 zoned R1-100.

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

Mr. Dean – Tim Dean, 22100 Horseshoe Lane, Strongsville, Ohio. I am here tonight to present Phase I of Schneider Reserve Subdivision. It consists of 33 lots. We received the Planning Commission overall approval in October 31, 2005. The following items have been submitted to the Planning Commission and the Law Department; the Homeowners documents to Mr. Kolick, Tree Survey to the City Arborist, Record Plat, Secondary Tax Split Map to Planning, Improvement Plans, a Mail Box Letter from the Strongsville Post Office, Traffic Study was performed by Traff Pro Engineering, Posting Ordinance, Army Corp. Letter and the street names have been provided. Other than that we are looking for favorable consideration.

Mr. Ice – Thank you, Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the Preliminary/Final Subdivision Plan is in accordance with the Schneider Reserve Preliminary Development Plan approved by the Commission on 10/27/05. From Engineering, the final plans are in approvable form. To date, the applicant has received their Cleveland, Water Department approval and have submitted a Notice of Intent to the Ohio EPA for their storm water approval. They have not received the EPA storm, water or sanitary approvals. Engineering has received a copy of a letter from the Army Corps of Engineers regarding the wetlands. The corps has no objection to granting the Nationwide Permit No. 39, subject to the U.S. Fish and Wildlife Service conducting a survey to determine if any trees proposed for removal are roost trees for the Indiana Bat. The earliest date a representative of the Fish and Wildlife Service is able to conduct that survey is May 15, 2006. Thank you.

Planning Commission
May 11, 2006
Page 5

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building no report. Thank you.

Mr. Kolick – Mr. Chairman, maybe for Engineering, is there a tax split map Lori, for this that we have approved?

Mrs. Daley – Yes there is and it is in approvable form.

Mr. Kolick – We need to add that to the Agenda so we can keep this project moving Mr. Chairman. That should be an Item “b”.

Mr. Ice – Got that Greg? Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did review the Street Tree Plans and for the signage and they both were in approvable form, recommendation on 5-9-06. Thank you.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. No report from Fire.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you, Mr. Chairman. There is no recreation so they will be paying the recreation fee. We do have the signed Posting Ordinance as noted by the applicant. I have received and approved the Covenants and Deeds, creating the new association. I have received the Acknowledgement from The Secretary of State’s Office that they have formed the Association. There are four items here that need to be made contingencies to any approval forthcoming on the subdivision plan. The two storm sewer easements, there is a retention basin easement. We have not yet received the full Army Corp. Permit and it needs to be made subject to that and to the EPA approvals. Those four items would have to be listed as contingencies. The applicant is aware of those and needs to get those in line before they can proceed to City Council. On a Tax Split Map, that should be added as item “b”, as a matter of fact, I believe it was on one of our earlier Agenda’s and just did not make it to this Agenda. It would be that Tax Split for the same parcels, Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.
Planning Commission
May 11, 2006
Page 6

Mr. McDonald - I move to give favorable consideration to Preliminary and Final Subdivision Plan approval of the Schneider Reserve SFD & CD Subdivision, Phase I consisting of 33 Cluster sublots, PPN 395-22-001, 002, 003 and 004 zoned R1-100. *ARB Favorable Recommendation 5-9-06. Subject to the Assistant Law Director's report, specifically requiring the easements for the two storm sewers, the one retention basin, the Army Corp Permit and EPA Approval.

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 the Tax Split Map for Phase I, 33 cluster units in the existing Schneider Reserve SFD & CD Subdivision, PPN's 395-22-001, 395-22-002, 395-22-003 and 395-22-004 zoned R1-100.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok, Tim you are all set.

3) DICK'S SPORTING GOODS/ Tim McCourt, Agent

Revision to the Master Sign Program to add (3) signs for Dick's Sporting Goods, for Westfield Shopping town for property located at 17071 South Park Center, part of PPN 396-20-001 zoned Shopping Center. *ARB Favorable Recommendation 5-9-06.

Mr. Ice - Ok, Item Three, Dicks Sporting Goods. Please state your name and address for the record.

Mr. Duff – Tim Duff, with the Law Firm of Berns, Ockner & Greenberger, 3733 Park East Drive, Suite 200, Beachwood, Ohio 44122. Representing East Coast Sign Advertising who is the authorized representative for Dick's Sporting Goods. We are seeking an

Planning Commission
May 11, 2006
Page 7

amendment to the Master Sign Program for the Westfield Shopping Town, Southpark Center, to add three signs for the new Dick's Sporting Goods store which is currently being built. One sign in the front, one on each of the two sides. This matter was in front of ARB earlier and was approved. I would just like to mention that Tim McCourt from East Coast Sign Advertising, Project Manager is here this evening as well as Larry Powers from Westfield.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. There is no report from the City Planner or Engineering. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building, no report. Thank you.

Mr. Ice - Thank you. Mr. Boron

Mr. Boron - Thank you Mr. Chairman. This did come before ARB on 5-9-06 and ARB did give favorable recommendation. Thank you.

Mr. Ice - Thank you. Lt. French

Lt French - Thank you Mr. Chairman. No report from Fire.

Mr. Ice - Thank you. Mr. Kolick.

Mr. Kolick - Thank you Mr. Chairman. As I informed you at the last meeting, this does not meet all our sign code requirements however, in the shopping center zoning classification under 1272.12, this Commission has the authority to waive those requirements as part of and approving the Master Sign Program. Its before you for that, any approval of this Commission would need to be confirmed by City Council. Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for the Revision to the Master Sign Program to add (3) signs for Dick's Sporting Goods, for Westfield Shopping Town

for property located at 17071 South Park Center, part of PPN 396-20-001 zoned Shopping Center. *ARB Favorable Recommendation 5-9-06.

Mrs. Walker - Second.

Mr. Ice - Secretary please call the roll

Roll Call: All Ayes APPROVED

Mr. Ice – All set.

Mr. Duff – Thank you.

4) L & Y PROPERTIES/ Darrell Young, Agent

a) Modification of Parking requirements pursuant to Zoning Code Section 1270.04(b) to permit 20 less parking spaces for property located at 14224-14244 Pearl Road and where the Code requires 89 spaces and where only 69 spaces are proposed.

b) A Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07 to utilize 460 SF as a outdoor patio for Coldstone Creamery store and the adjacent Quiznos sub-shop, located at 14224-14244 Pearl Road, PPN 393-18-017 zoned General Business. *ARB Favorable Recommendation 5-9-06

Mr. Ice - Item Number Five, L & Y Properties. Please state your name and address for the record.

Mr. Young – Darrell Young, 4925 Galaxy Parkway, Warrensville Heights, Ohio 44128. I am with L & Y Properties. We are here this evening to ask for a Conditional Use Permit for an outdoor patio of approximately 460 SF for use for Coldstone Creamery and the adjacent Quiznos, which will be replaced shortly with another food operation. If you will allow me, I would like to just state some stipulations that we previously mentioned in correspondence. There will be no dancing, live music or alcoholic beverages on the property on the patio. We are requesting that the maximum hours of operation are from 11:00 AM to 10:30 PM, on the weekdays, Sunday through Thursday and 11:30 PM Friday and Saturday evenings. There will be no outdoor speakers for announcements or paging, although we would like an outdoor speaker for playing music during those hours. In addition, the Planning Commission previously gave us a parking variance of 16 spaces for the property. We are asking that the variance be increased to 20 spaces, because we will lose that additional four for the patio. Thank you.

Mr. Ice - Thank you. Mrs. Daley.
Planning Commission
May 11, 2006
Page 9

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the total required parking is 89 spaces as the applicant has stated, they will be 20 deficit. They are providing 69 spaces. From Engineering the plans are in approvable form. Thank you.

Mr. Ice. - Mr. Biondillo

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

Mr. Ice - Thank you , Mr. Boron

Mr. Boron - Thank you Mr. Chairman. The ARB did give favorable recommendation. One condition was the review and approval of the fence posts being filled with concrete and used as the bollards, as approved by the Building Commissioner. Thank you.

Mr. Ice - OK. Lt. French

Lt. French - Thank you Mr. Chairman. No report from Fire.

Mr. Ice - Thank you, Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. This is the first application that has come before us for the new code provision that permits outside patio. It would be appropriate to attach those conditions that the board feels are appropriate, which are typically lighting, noise and hours, which you can add as conditions to any approval. What I am hearing from the applicant is that he is looking for hours till 10:30 PM during the week and 11:30 PM on the weekends. If you deem that to be appropriate then I would suggest that you impose those. The loudspeaker would be the other one although he is requesting it for music. I think it would also be appropriate for no dancing or liquor sold or consumed out there, that's typically where we have our problems with these. Thank you.

Mr. Ice - Thank you. The way Mr. Kolick outlined the conditions, I'm comfortable with those. Are there any other thoughts on the conditions? Any other questions?

Mr. McDonald - Mr. Chairman. Just a question for Mr. Young. Are you at liberty to tell us who the new food service will be?

Mr. Young – Not at the moment. It is intended to be a sub shop.

Mr. McDonald – Ok. Mr. Chairman.

Mr. Ice - Mr. McDonald

Mr. McDonald - I move to give favorable consideration for the Modification of Parking requirements pursuant to Zoning Code Section 1270.04(b) to permit 20 less parking spaces for property located at 14224-14244 Pearl Road and where the Code requires 89 spaces and where only 69 spaces are proposed.

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 the Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07 to utilize 460 SF as a outdoor patio for Coldstone Creamery store and the adjacent Quiznos sub-shop, located at 14224-14244 Pearl Road, PPN 393-18-017 zoned General Business. *ARB Favorable Recommendation 5-9-06. Subject to the hours of operation for the patio not to exceed 10:30 PM during the week and 11:30 PM on the weekends. With no dancing or alcohol being served.

Mrs. Walker - Second.

Mr. Ice - Secretary please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – You are all set Darrell.

Mr. Young – Thank you.

5) ASTRO INSTRUMENTATION L.L.C./ Dan Matson, Agent

a) Consolidation of PPN's 393-08-009 and 393-08-010 located at 22740 Lunn Road, zoned General Industrial.

b) Final Site Plan approval of a 20,000 SF addition to property located at 22740 Lunn Road, PPN's 393-08-009 and 393-08-010 zoned General Industrial. * ARB Favorable Recommendation 4-25-06.

Mr. Ice - Ok, Item Number Five, Astro Instrumentation. Please state your name and address for the record.

Mr. Matson – Dan Matson, with Janotta & Herner, 309 Monroe Street, Monroeville, Ohio 44847, representing Astro Instrumentation. We are requesting approval of the lot consolidation of Parcel Numbers 393-08-009 and 393-08-010 as well as site plan approval of a 20,000 SF addition to the existing facility.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley - Thank you, Mr. Chairman. From the City Planner, on the consolidation, the request is to consolidate PPN 393-08-010 and 393-08-009 creating Sublot "A", having a Lot Width of 638.33' and a Lot Area of 6.8 acres. Minimum Lot Width and Lot Area in a General Industrial Zoning District is 200' and 2 acres, therefore it will meet the zoning requirements. On the site plan, the proposed proposal meets the General Industrial Zoning requirements. From Engineering, both the Consolidation Plat and the Final Plans are in approvable form. Thank you.

Mr. Ice - Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building, no report on the consolidation and on the final site plan, the plans are in approvable form. The lighting plan we recommend a conditional acceptance of this submittal although the type WP fixture has a full shield fixture to attempt to minimize glare. The fixture is still inherently a wall pack with a prismatic glass refractor lense which will not be permitted. We strongly recommend that a wall mounted type fixture, manufactured as a cut off fixture is used for both the existing type "EX" and new "WP" fixtures. We recommend that the wall mounted cutoff fixture be selected and new photometric analysis be performed to demonstrate that the lighting levels are still acceptable. Full acceptance shall be granted after these conditions are met with satisfaction. Thank you.

Mr. Ice – Thank you. Mr. Boron.

Mr. Boron – Thank you, Mr. Chairman. The ARB did give favorable recommendation back on 4-25-06. Thank you.

Mr. Ice. - Thank you, Lt. French

Lt. French - Thank you, Mr. Chairman. No report from Fire.

Mr. Ice. - Mr. Kolick
Planning Commission
May 11, 2006
Page 12

Mr. Kolick - Thank you, Mr. Chairman. The consolidation was done at the City's request to avoid any zoning infringements. We do have the Performance Standards. Any approval on the second item, on the site plan, should be made subject to the Lighting Consultant's Report here this evening. Thank you.

Mr. Ice - Thank you. Questions from the members?

Mr. McDonald - Mr. Chairman

Mr. Ice - Mr. McDonald

Mr. McDonald – For the applicant. Are you in agreement with the Lighting Report?

Mr. Matson – I guess there was also a note on there about looking at the light once they were installed. I wasn't quite sure of the interpretation of that, if you were looking for a new Light Study prior to construction or looking at it after it was installed. We were relocating two of those fixtures, they are the existing style fixture that are on the building.

Mr. Kolick - Mr. Chairman, I believe what the Lighting Consultant is saying, some of the fixtures you propose wouldn't be acceptable so you needed to change a couple of the fixtures. Additionally, he said once it got on, he would have to see if there would have to be any additional glare shields or something put on. That is basically what he was saying.

Mr. Matson – Ok, but the, two of the wall packs are existing on the building and are just being moved out. The 100 foot with the addition and the rear wall pack matches the exact same spec. we believe of the existing wall pack that is currently on the rear of the building. We can change to the different style if that is required. Submit a new lighting plan.

Mr. Kolick – Ok, that is all they wanted to know. Thank you.

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald - I move to give favorable consideration of the Consolidation of PPN's 393-08-009 and 393-08-010 located at 22740 Lunn Road, zoned General Industrial.

Mrs. Walker - Second

Planning Commission
May 11, 2006
Page 14

Ms. Bujnovsky – Yes, it is a nice street and we are going to provide buffering for our Telco cabinet for you. If that would be Ok.

Mr. Ice – Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. There is no report from the City Planner and from Engineering, the plans are in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building there is no report. Thank you.

Mr. Ice – Thank you. Mr. Boron.

Mr. Boron – Thank you, Mr. Chairman. The ARB did review the previous plan and recommended moving the cabinet back to provide buffering in front, which they did and also for them to coordinate with the City Forrester on any kind of additional landscaping that needs to be provided. Thank you.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. No report from Fire.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you, Mr. Chairman. Any approval should be made subject to approval of the City Forrester as to additional landscaping.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable Approval of the Site and Landscaping Plan for an above-ground Equipment Cabinet and Cement Pad in a private easement for property located at 18626 Admiralty, PPN 397-18-014, zoned R1-75. ARB Favorable Recommendation 4-25-06

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

Mr. Ice – Ok, you are all set Wendy.

Ms. Bujnovsky – Thank you.

7) GILL PODIATRY/ Geis Construction, Agent

a) Lot Consolidation of 4.1034 Acres for property located on Ascoa Court, PPN 393-07-012 and 393-07-013.

b) Final Site Plan approval of a new 41, 600 SF Building of which 32,000 SF is to be used as a warehouse and 9,600 SF for Office Space to be located on Ascoa Court, PPN 393-07-012 and 393-07-013 zoned General Industrial.

Mr. Ice - Item Number Seven, Gill Podiatry, Please state your name and address for the record.

Mr. Greg Seifert with Geis Companies, 10020 Aurora Hudson Road, Streetsboro, Ohio 44241. Here tonight for Gill Podiatry, TBN Properties, Lot Consolidation of two sublots on Ascoa Court and Final Site Plan approval for a 41,600 SF building.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, on the Lot Consolidation, the proposed Lot Consolidation will create Sublot "A" having a Lot Area of 4.1 acres and a Lot Width of 420'. This will meet the General Industrial Zoning requirements. On the Site Plan, the proposal does not meet required front building and parking setbacks however, BZA granted front building and parking setback variances on April 12, 2006. From Engineering, the Lot Consolidation Map is in approvable form. The plans are in approvable form, subject to some minor revisions that the applicant's engineer is aware of and is making the revisions as requested. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building no report on the Lot Consolidation and the Site Plan is in approvable form. We do have an approved Lighting Plan. Thank you.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. No report from Fire.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you, Mr. Chairman. The ARB did give favorable recommendation. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. We do have the signed Performance Standards.

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 the Lot Consolidation of 4.1034 Acres for property located on Ascoa Court, PPN 393-07-012 and 393-07-013.

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 the Final Site Plan approval of a new 41, 600 SF Building of which 32,000 SF is to be used as a warehouse and 9,600 SF for Office Space to be located on Ascoa Court, PPN 393-07-012 and 393-07-013 zoned General Industrial. Subject to the Engineering Report.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok, you are all set.

Mr. Seifert – Thank you.

Mayor Perciak – Thank you.

8) WESTWOOD PLACE APARTMENTS/ Ronald Kluchin, Agent

Site Plan approval of a 1,077 SF addition to property located at 18800 Westwood Drive, PPN 396-10-012, zoned Senior Residence. * Town Center Certificate of Appropriateness 4-18-06. ARB Favorable Recommendation 4-25-06.

Mr. Ice - Item Number Eight, Westwood Place Apartments. Please state your name and address for the record.

Mr. Kluchin – Ronald Kluchin, Architect for Westwood Place, 23811 Chagrin Blvd., Suite 160, Beachwood, Ohio 44122. We are seeking site plan approval for 1,077 SF addition to the apartment building.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the small addition has no affect upon the Senior Residence zoning compliance. From Engineering, the plans are in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

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

Mr. Ice – Thank you, Mr. Boron.

Mr. Boron – Thank you, Mr. Chairman. The ARB did give favorable recommendation on 4-25-06. Thank you.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. No report from Fire.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman. The Town Center did give a Certificate of Appropriateness so we can go forward and act on it.

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 1,077 SF addition to property located at 18800 Westwood Drive, PPN 396-10-012, zoned Senior Residence. * Town Center Certificate of Appropriateness 4-18-06. ARB Favorable Recommendation 4-25-06.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok, you are all set Mr. Kluchin.

NEW APPLICATIONS:

9) SLIM & CHUBBY'S/ Terry Oster, Principal

Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07 to install and utilize a 39.6' x 48' deck as an outdoor patio for property located at 12492 Prospect Road, part of PPN 392-12-018 zoned General Business.

Mr. Ice - Item Number Nine, Slim and Chubby's. Please state your name and address for the record.

Dave Perwine, 10835 Gatepost, Strongsville, Ohio. We recently just purchased a business in Strongsville, Slim and Chubby's, 12492 Prospect. Looking to build a deck off the back.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the Total Required Parking is 132 spaces, they are providing 160. There is no report from Engineering. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building we will need a complete set of detailed Architectural and structural drawings for the deck. Those plans should include any type of protection to prohibit vehicles from coming in contact with the deck or any patrons. We will need any proposed lighting that will be utilized on the deck, proposed speakers and sound levels anticipated. Thank you.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. No report from Fire.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman. The applicants really need some input from the Commission as to whether you feel this is an appropriate place for an outdoor patio given its proximity to the Westwood Farms residential subdivision. Those standards you judge it against are in the code in the new area that was enacted. If you are going to go forward with this, then we would need additional plans in more detail and you would also have to consider those restrictions with the earlier ones, if you would consider this as being in an appropriate area. I think the applicant's are really here to get some feedback from the Commission. Thank you.

Mr. Ice - Thank you. From my point of view. You have a long road here guys. This is the first one up against a residential area. It is not going to be easy I just want to warn you. We will set this for a Public Hearing on the 25th, May 25, 2006 and I am sure we will have some others in the audience that . . . Just so you are aware of that. Any other questions, or comments?

Mr. Haseley – I think they heard the prior questions about hours and loud speakers and music. As we said in caucus, we have already at Council received a couple of complaints. Based on, not your operation but noise in the parking lot. I don't know how you control that but.

Mr. Perwine – Hire security out there just to police the lot. Just to walk around to make sure either people are going into their cars or leave.

Mr. Haseley – I think you see some of the problems you are going to be facing.

Mr. Perwine – We have.

Mr. Haseley – Between now and May 25th try to put together your best foot forward and we will see where this goes.

Mr. Ice – Any other comments?

Mayor Perciak – Just one, if I may. The residents were here to Council, I don't remember, a representative or two, I can't recall. I ask you to please, if at all work some reasonable solution with them.

Mr. Perwine – Sure, we want to.

Mayor Perciak – Because its, this is not something we want to set a precedent with and that is just like when the people were complaining about the traffic, about the noise of the traffic and how some of your patrons were misbehaving. You are inside and they are outside. So we have the police paying special attention there. Truthfully, this is not the publicity you need.

Mr. Perwine – We don't want it at all.

Mayor Perciak – We would like to believe as a City, have all of our businesses succeed and prosper because it does help us. Not at the expense of having the very people who built this town over the years which abut you there, who live in the big homes, sold them, relocated into a cluster home and are voicing their opinions very loudly. I suggest strongly that you rethink this whole project and make certain that you somehow work them in, in your thought process here.

Mr. Perwine – Maybe it would be better to put it on hold temporarily for a while and get known in Strongsville, like we would like to do.

Mayor Perciak – That would be a good idea.

Mr. Perwine – We tried to build a nice restaurant style to cater to everybody. We have a children's menu. To cater to everybody is what we wanted to do. In upsetting them a little bit. . .

Mayor Perciak – We are not trying to be difficult with you. Until the residents there are going to be cooperative with this, we do have to listen to what they have to say.

Mr. Perwine – Understandable.

Mayor Perciak – Its your choice but . . .

Mr. Perwine – We are here to make friends.

Mr. Ice – It might not be a bad idea to delay it a little bit and see how things go.

Mr. Perwine – We don't have a problem with that. I don't think we do.

Mr. Ice – Again, it will be difficult, there is no doubt.

Mr. Perwine – Yeah, maybe we will put it on hold to try to make everybody happy here.

Mr. Ice – Again, we want you to succeed, to be a long term player here.

Mr. Perwine – Great, that is what we are looking forward too.

Mr. Kolick – Mr. Chairman, if that is the case, then we would table it, you wouldn't set it for Public Hearing until they give us the approval and ask us to go forward with it.

Mr. Perwine – Why don't we just put it on hold.

Mr. Ice – We will just table it until you come back to us.

Mr. Perwine – Lets put it on hold for awhile.

Mayor Perciak – Please work with those people.

Mr. Perwine – We will, that is why we will get the security out there on the weekends. What it is that people going to their cars and just making noise and either they have to go into the building or leave is what we are after. We want to make them happy, that is why we are there. Thank you.

Mayor Perciak – Thank you.

Mr. Haseley – Thanks gentlemen.

10) PALMERS GRILL/ Ron Pohl, Agent

A Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07 to utilize 460 SF as a outdoor patio for Palmers Grill, located at 17100 Royalton Road, PPN 396-14-007 zoned Shopping Center.

Mr. Ice - Item Number Ten, Palmers Grill. Please state your name and address for the record.

Mr. Pohl – Ron Pohl, 17604 Plymouth Row, Strongsville, Ohio 44136. Owner of Palmers. Applying for a Conditional Use Permit for a patio for dining purposes. Will serve food, will serve alcoholic beverages, limited music, only to speaker that is tied into the restaurant with music. The hours of operation would be daytime hours for lunch serving and then till 11:00 PM in the evening. All nights of the week except for Sunday, only until 8:00 PM.

Mayor Perciak – Where are you going to put this patio?

Mr. Pohl – It would be on the north side of the building, currently has four parking spaces, we have removed those spaces. The only entrance to the patio would be through the restaurant on the inside. It would be facing the new office building that is being built there.

Mayor Perciak – Ok. Yes, the Asimes property.

Mr. Pohl –When we purchased the restaurant a year and a half ago, we had to add 20 parking spaces to that back area. To provide additional parking. On the diagram there are an additional 18 parking spaces that go along the front of the strip center, that when those, the barber shop closed that those would all be available for parking.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. There is no report from the City Planner or from Engineering. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building again we will need detailed architectural drawings for what is proposed. We are going to be looking for protection of that area from any vehicles coming into contact with the deck or any of the patrons, a speaker plan, any lighting plan for any proposed lighting. We will also require an egress from the deck with either a ramp, I don't know, will your elevation change? Is it going to be there, a ramp may not be needed but we will need some sort of egress from that patio area. Thank you.

Mr. Pohl – It will just be pavers on the actual parking lot surface. It will be very limited.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. No report from Fire.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman. We will need to set this for Public Hearing. As noted we are going to need to get more details of fencing and bollards and protection form cars and so forth. You will be concerned with those items we have address and the applicant's referred to hours of operation, noise, lighting, those are all the items that you'll be concerned with when it returns here for the Public Hearing. Thank you.

Mr. Ice - Thank you. Any other questions, or comments? Ok, we will set you for Public Hearing on May 25th.

Mr. Kolick – Mr. Chairman, maybe one other thing for the applicant. If they talk with our Building and Fire Departments, there is only now really one means of ingress and egress out of that building and that is through the front door. I know the small door in the back does not really do a lot for us. For fire protection purposes, they may want to look at taking that exterior patio, if it is approved, and putting a gate on it that at least can open from the inside out so if there ever would be a fire or catastrophe, there is another way out of that building. Plus the individuals on that patio can get out of there as well. If you work with our two departments to look at that as well. Thank you.

Mr. Ice – Ok, you are all set.

SUBDIVISIONS:

CASTLEWOOD SUBDIVISION/Chris Bender, Agent

a) Approval of a deviation to waive the requirements of sidewalks on the south side or PPN 391-14-004 pursuant to Codified Ordinance Section 1252.21(i) zoned R1-75.

b) Preliminary and final subdivision approval for the Castlewood Subdivision consisting of twenty-seven (27) single family lots and one common block, PPN 391-14-005 and part of PPN's 391-14-003, 391-14-004 and 391-14-006 zoned R1-75.

Mr. Ice - Item Number Eleven, Castlewood Subdivision. Please state your name and address for the record.

Mr. Bender – Chris Bender, Queenswood Developers, 13370 Prospect Road, Strongsville.

Mr. Ice - Thank you. Mrs. Daley.

Mrs. Daley - Thank you Mr. Chairman. From the City Planner, the Preliminary and Final Subdivision Plan is in accordance with Local Street Plan (NW-1) and from Engineering, the plans are in approvable form. Just a few items I would like to point out. A retention pond located on common property will be used for storm water management. The applicant has agreed to provide sanitary service to 21561 Willow Lane in conjunction with easements needed from the property owner for storm and sanitary sewers. One run of sanitary sewer on Willow Lane will be constructed. A lateral will also be provided for the property This sewer will be deep enough to service the remainder of Willow Lane, when plans are developed to extend the sewer to the east. Also, the sanitary sewer is being extended to the southerly property line of the

proposed subdivision, so as to service the vacant land to the south. Currently, the plan is not showing a sidewalk on the north side of the proposed road on existing P.P.N. 391-14-004 due to landscaping. This is the existing house at the entrance that will become a corner lot when the new road is constructed. Curb ramps will be installed so pedestrians can cross over to the south side of Castlewood Drive to proceed to Prospect Road. The applicant has received their Army Corps permit to fill wetlands. They have submitted for, but not yet received, their approvals from the Ohio EPA and the Cleveland Water Department. The plans must meet the requirements of the City's Tree Preservation Ordinance. The recommended Shade Tree for Castlewood is the Ruby Red Horsechestnut. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building no report. Thank you.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. No report from Fire.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you Mr. Chairman. The applicants are going to be paying the Recreation Fee, since there is no Recreation within the subdivision itself. You would need to approve the Tree Plan tonight. If you act favorably on this, there are three easements that would need to be made subject to it. A storm sewer easement across the property currently owned by the South High Group. There is another sanitary easement across a parcel know as the Morisky parcel that is included on there and it's a storm and sanitary across the property granted by Mrs. Tullis over to the applicant. We are going to need to review that and make sure that it complies with our standards and get an assignment. In addition to that the applicant is aware that the detention basin backs up against some residential homes and they have agreed to cooperate with our Landscape Architect or City Forester to look at what screening, if any other, will be needed between those residents. We do have the Posting Ordinance. I received today the final Homeowners Association documents and have approved those. They are in order and the Attorney for the applicant has acknowledged that the Secretary of State has approved the Homeowners Association although I have not yet seen that document. I believe they do have the signed Posting Ordinance that is in. These would need to be made contingencies to any approval if its forthcoming this evening. Thank you.

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

Mr. Bender – If I could just for a second, clarify the easement situation, Mr. Kolick mentioned. There are two parcels at the end of Willow Lane, that would be the extreme west end of Willow Lane that connect to Courtland, that is where we would be hooking on to sanitary sewer and storm sewer. The first parcel we bought about 4 years ago, the second parcel and some of you were on the Commission, you will remember Mr. Morisky, who wanted to subdivide that land and build his house at the end of Willow Lane and there were a lot of restrictions, he never built the house. He has sold me the property so I will be bringing a sanitary through the property we own, through the Morisky property and then through the back of Mrs. Tullis' property. So we have the Morisky property under contract and it is scheduled to close the first week of June. So at that point I will be able to issue the, sign the easement. So that is really the only reason the easement is not filed as yet, because we technically have not taken title. We are waiting for Bill Harr at Parkview Savings to get our loan filed.

Mr. Kolick – Mr. Chairman. For the applicant. Mr. Bender, you need to get that over to the Law Department before it can get the plat on before City Council. Just so you understand. Thank you.

Mr. Bender – Right, that is our goal is to make the June Agenda for the Council meeting.

Mayor Perciak – That would be the 19th.

Mr. Kolick – There is one on the 5th.

Mayor Perciak – He will never make the 5th. He is not transferring until the 5th.

Mr. Bender – Well, we may have to ask Mr. Harr to speed up his schedule just a little.

Mayor Perciak – It would be a good idea.

Mr. Ice. – I'm sure he will accommodate you.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald – Mr. Kolick, how do we approve the Tree Plan as part of the motion?

Mr. Kolick – Just with the notation as to the date of the plan or the type tree that you are approving. What was it? A red . . .

Mr. McDonald – So, subject to Engineering's report?

Mr. Kolick – Subject to the Tree Report and my report this evening.

Mr. McDonald – Ok.

Mr. Kolick – I think that will cover it so you won't have to lay them all out.

Mr. McDonald – That's fine. Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald - I move to give favorable consideration of a deviation to waive the requirements of sidewalks on the south side of PPN 391-14-004 pursuant to Codified Ordinance Section 1252.21(i) zoned R1-75.

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 the Preliminary and Final Subdivision for the Castlewood Subdivision consisting of twenty-seven (27) single family lots and one common block, PPN 391-14-005 and part of PPN's 391-14-003, 391-14-004 and 391-14-006 zoned R1-75, subject to receipts of the offsite easements as indicated by the Assistant Law Director and the approval of the Tree Plan as presented by the City's Engineer.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Mr. Kolick – Mr. Chairman, if you will, it should also include working with our City Forester on the landscaping on the retention basin.

Mr. McDonald – So moved.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok, you are all set Chris.

Mr. Bender – Thank you. I would like to just take a minute. I want to thank all the people of the various departments within the City and the input and the cooperation we have. I am very cognizant of the fact that we are not working on 100 or 200 acre parcels anymore. We are working on these much smaller parcels and we may have some built-in restraints and problems around us. I guess we have to work harder on the smaller ones than maybe we did years ago on the bigger ones. I really do appreciate the input I got from the various people within the departments and I think that going forward, that sort of input is going to be very helpful to get it early on as we did in the planning stage because it is just a little bit more difficult than it used to be. I think everybody is aware of that. If we work together, I think we can come up with some positive outcomes. Thank you.

Mr. Ice – Your are welcome.

OTHER BUSINESS:

Mr. Ice - Any other business to come before this Commission this evening? Seeing none, we are adjourned.

Hearing no other business to come before the Commission, the Chairman adjourned the meeting at 8:50 p.m.

Jeffrey A. Ice, Chairman