

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

July 13, 2006

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
Mrs. Barth
Mr. Stehman
Mr. Haseley, Council Rep.
Mayor Perciak

Also Present:

Mr. Biondillo, Bldg. Com.
Mr. Mikula, City 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

Approval of Minutes

Mr. Ice – You have had a chance to review the minutes of June 29, 2006, September 12, 2002, December 13, 2001, October 12, 2000, April 27, 2000 and March 29, 2000. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

SANTO/GILLESPIE ITALIAN CARRY-OUT/ Scott Gillespie, Principal

- a) A Conditional Use Permit pursuant to C.O. Section 1242.07 and 1258.02 (a)(2)(A)(5) to utilize 1,628 SF of space as a carry-out restaurant, property located at 10252 West 130th Street, PPN 398-12-019 zoned Local Business.
- b) Site plan approval of a 1,628 SF building to be used as a carry-out pizza shop for property located at 10252 West 130th Street, PPN 398-12-019 zoned Local Business.
* BZA approval 6-14-06, ARB Favorable Recommendation 7-11-06.

Mr. Ice – Item Number One, Santo/Gillespie Italian Carry-Out, anyone wishing to speak in favor? Please state your name and address for the record.

Mr. Gillespie – Scott Gillespie, 4555 Summit Circle, Brecksville, Ohio 44141. Here tonight I understand for the Conditional Use approval. I understand from the caucus that there was some final engineering discussion that needs to be clarified. We did get that in just under the wire. I apologize for that, but this is a improvement to an existing building that we've gone through all the necessary committees and I feel very happy to say that my partner, Mike Santo, who owns Italian Village, he is along with myself excited about what we can do there. This is a carry-out only restaurant, there is no in dining. We feel having, built all the homes in the area and being very familiar having built in Strongsville for 20 some years now, I'm pretty comfortable that we have a very well conceived and thought out plan so I ask for your approval and move forward from there.

Mr. Ice – Anyone else wishing to speak in favor? Against? The Public Hearing is now closed. We will listen to the administration reports. Mr. Mikula.

Mr. Mikula – Thank you Mr. Chairman. From the City Planner the required variances were granted on 6-14-06. From Engineering there is no report on the Conditional Use Permit and we received the final plans on Friday July 7, 2006. We have some final engineering adjustments that need to be made to the plans, they should be ready for the next regular meeting. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, on the Conditional Use, no report. On the Site Plan, the applicant has met with our ARB and one of the issues was the shielding of the rooftop equipment and has agreed to install additional shielding if

needed, depending on what the final layout of the rooftop equipment is. We do have an approved lighting plan. Thank you.

Mr. Ice – Thank you. Mr. Boron.

Mr. Boron – Thank you, Mr. Chairman. ARB did give favorable recommendation on the plans, subject to the trees being a minimum of 2 1/2 “ caliper and the evergreens being 6’ to 8’ high. 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 can act on the Conditional Use, obviously they need to iron out the engineering issues so that item should be Tabled. Thank you.

Mr. Ice - Thank you. Any other questions, or comments? I would entertain a motion for Santo/Gillespie Italian Carry-Out.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for a Conditional Use Permit pursuant to C.O. Section 1242.07 and 1258.02 (a)(2)(A)(5) to utilize 1,628 SF of space as a carry-out restaurant, property located at 10252 West 130th Street, PPN 398-12-019 zoned Local Business.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok Scott you are all set on the Conditional Use. We will Table you on the site plan for further review.

FINAL APPROVALS:

MARIA GARDENS/ John Reyes, Agent

Site Plan Approval for the addition of 22 parking spaces including 4 which are van accessible on the east elevation of the Maria Gardens building property located at 20465 Royalton Road, PPN 393-16-001 zoned R1-75. * BZA approval 5-24-06, ARB Favorable Recommendation 7-11-06.

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

Mr. Reyes, 46405 Telegraph Road, Amherst, Ohio 44001. Here to present to you an addition of 22 parking spaces for the Maria Gardens facility on Royalton Road.

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

Mr. Mikula – Thank you Mr. Chairman. From the City Planner, PPN 393-16-001 is zoned R1-75. Maria Gardens is a Legal Non-conforming Use. The Law Department should determine if a variance will be required to expand the Non-conforming Use. Parking setback from residential property line is indicated at 5'± (East). From Engineering, the proposal is to construct an asphalt parking lot with concrete curbs on the east side of the building and the site plan is in approvable form. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

Mr. Biondillo – Thank you, Mr. Chairman. From Building, we do have an approved lighting plan and an approved lighting report. The applicant, as a condition, has agreed to make certain that repairs are made to the fence along the east and west property lines and separate from this approval, we need to meet with the owner to discuss some grading issues that have taken place over the period of time and see how we are going to address those later on.

Mr. Ice – Thank you. Mr. Boron.

Mr. Boron – Thank you, Mr. Chairman. The ARB did give favorable recommendation for the site plan. 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 Law Department did determine the variances were necessary. The applicant has obtained those variances. It was for the expansion of a non-conforming use and for the setback. Those were granted by the Board of Zoning Appeals. Any approval here if forthcoming should be made subject to two conditions; One the repairing of the fence and Two, the cleaning up of the rear to the satisfaction of the Building Commissioner. Thank you.

Mr. Ice - Thank you.

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for the Site Plan Approval for the addition of 22 parking spaces including 4 which are van accessible on the east elevation of the Maria Gardens building property located at 20465 Royalton Road, PPN 393-16-001 zoned R1-75. * BZA approval 5-24-06, ARB Favorable Recommendation 7-11-06. Subject to the Building Commissioners report specifically as it relates to the repair of the fence on the east and west property lines and the cleanup of the rear property to the satisfaction of the Building Commissioner.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok John you are all set.

INTERNATIONAL KARATE CENTER/ Jeff Ellis, Principal

- a) Subdivision of PPN 393-37-052 located on Pearl Road zoned General Business.
- b) Site Plan approval of a new 5,293 SF Retail Building for a single use as a Karate Center to be located on Pearl Road, PPN 393-37-052 zoned General Business. * ARB Favorable Recommendation 7-11-06.

Mr. Ice - Item Number Three, International Karate Center. Please state your name and address for the record.

Mr. Ellis – Jeff Ellis, 13500 Pearl Road, Strongsville, Ohio 44136. Here to ask permission to construct a new building on Pearl Road for retail use for Final Approval.

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Mr. Ice - Thank you. Mr. Mikula.

Mr. Mikula - Thank you Mr. Chairman. From the City Planner, it meets the General Business Zone District requirements. From Engineering, regarding the plat, the proposal is to construct a new dedicated additional 17' of right-of-way for the eventual widening of Pearl Road. The plat is dated June, 2006, is in approvable form subject to the following; the approval clause for Planning Commission needs to be added and the original plat and all necessary supporting documentation to put the matter before City Council should be submitted to the Engineering office for further processing. The applicant should contact Joe Allen in the Engineering office for assistance. Regarding the site plan, the site plan dated July 7, 2006 is in approvable form. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

Mr. Biondillo - Thank you Mr. Chairman. From Building there is no report on the Subdivision and on the Site Plan, the parking is in compliance with the ADA Guidelines. We do have an accepted lighting submittal with the report with the contingency noted in Item Number 2.4 of that report. Thank you.

Mr. Ice – Thank you. Mr. Boron.

Mr. Boron – Thank you, Mr. Chairman. The ARB did give favorable recommendation for the site plan. Also there are some requests for the landscaping at the retention area per the City Forrester. Thank you.

Mr. Ice - Thank you. Lt. French.

Lt. French - Thank you, Mr. Chairman. From Fire, the applicant was made aware that in future phases for this lot, should another building be proposed for the back on this lot, if it exceeds 300 feet from the existing hydrant at the street, he will have to put in a private line and have a private hydrant to service this lot. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick – Thank you, Mr. Chairman. On the Subdivision, that would need to be made subject to the Engineer's report this evening. On the Site Plan, the site plan for a single use is ok, it does not meet, the applicant is aware of this any multi-tenant could not go in there because of the lot width. The connection to the Sheiban lot, I guess was not able to be worked out. Maybe if there is another phase in the future, it might be. We did ask

for a letter because they asked not to put in a dumpster and we did get a letter, limited letter from one of the tenants in the other building. The only thing I would

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note is, if at some time an outside dumpster was required, they would need to get approval of the City of the location and the screening of the dumpster but I think for now, given the use that it has maybe it will be sufficient without a dumpster at this particular building. Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration of the Subdivision of PPN 393-37-052 located on Pearl Road zoned General Business, subject to the Engineering report as read this evening.

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 of the Site Plan of a new 5,293 SF Retail Building for a single use as a Karate Center to be located on Pearl Road, PPN 393-37-052 zoned General Business. * ARB Favorable Recommendation 7-11-06.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok, Jeff you are all set.

SUBDIVISIONS:

STONEBROOK RUN SUBDIVISION/ Dave Terry, Principal

- a) Revised Overall Preliminary Subdivision Plan approval of 19 Single Family Dwellings and 9 Detached Cluster Units located on Boston Road, west of Prospect.
- b) Final Subdivision Plan approval of 19 Single Family Dwellings and 9 Detached Cluster Units located on Boston Road, west of Prospect.
- c) Tax Split Map approval for the Stonebrook Run Subdivision Cluster Area consisting of 9 detached units located within the Stonebrook Run Subdivision, located on Boston Road, west of Prospect Road, PPN 394-20-00, zoned R1-75.

Mr. Ice - Ok, Item Four, Stonebrook Run Subdivision. Please state your name and address for the record.

Mr. Terry – Dave Terry, Terry Properties, 2557 Center Road, Hinckley, Ohio 44233.

Mr. Ice - Thank you. Mr. Mikula.

Mr. Mikula - Thank you Mr. Chairman. From the City Planner, the Preliminary Development Plan meets the requirements of Section 1252.32 of the Zoning Code. From Engineering, regarding the Revised Overall Preliminary Plan, it was revised to show 19 single family dwellings and 9 detached clusters. The revised overall preliminary plan is in approvable form. Regarding the Final Subdivision Plan, the plan is under review in the Engineering office and the Tax Split Plat is under review in the Engineering office. Thank you.

Mr. Ice – Ok, Ken, would you like to talk about the other two items as well.

Mr. Mikula – The final plans and the tax split map?

Mr. Kolick – I think he just wants you to bring up whatever issues there are on “b” and “c”.

Mr. Mikula – Ok, right now we are reviewing the Final Engineering Plans. We are waiting for the revised plans, we are waiting for an approval from the EPA or the Army Corp. of Engineers or both and we are also waiting for a copy of the off-site easement for the sanitary sewer. The tax split map is being revised to clean up some of the issues regarding open space for the overall development and the open space for the clusters.

Mr. Ice - Thank you. Mr. Biondillo.
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Mr. Biondillo - Thank you Mr. Chairman. From Building there is no report on the overall subdivision, no report on the tax split map and on the final subdivision, we will be working with the Engineering Department to determine if any special consideration needs to be given to any of the foundation walls that abut or are adjacent to the box culvert. Thank you.

Mr. Ice - Thank you. Lt. French

Lt French - Thank you Mr. Chairman. From Fire, we would require some signage to identify that there will be no parking allowed on the private drive that is servicing the clusters, the three point turn around to keep that clear for our emergency vehicle use. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. On the Revised Overall Preliminary we did receive a draft of the Covenants and Deeds so we are ok under 1230.02(f) as to the revised overall. On the Final, just to mention some of the items that we are going to need. We need to look and see if we need an access easement to Block "C" on the north and the east sides. We can go forward with our Engineering Department to see if we can get access to those. There needs to be a notation on any areas on the plat where there is common properties, that they are specifically marked as "Common Property". If they are going to create one Homeowners Association then I don't need any further delineation. If there is going to be a separate one for the cluster block, and I don't know whether they are proposing that or not, then they would need to designate which common area is going to be maintained by the cluster blocks and which aren't. To bring to the Commission as I did in caucus, there is a private road that is proposed for the cluster block. We just need to make sure that those individuals are informed, there won't be any garbage pickup or snow plowing down that private road. We need to get the final easement document to take the sewers from Prospect over to the subdivision. I have seen some drafts but I haven't seen the final signed documents yet. We do need to pay attention, there are two open ditches/creeks I should say, going across here. One by subplot 19 and one by the end of those cul-de-sac's. We just need to look at those things to make sure we are not going to have a problem when we get the heavy rains. We need the final Army Corp. permit approvals if they are not yet in place before we can give final approval on this. They are showing the easement to Jamesway for the sanitary, which we asked them to do which would hopefully help us open up sanitarys over to that area. We do need to get a Tree Plan approved, a

Lighting Plan a Mail Box Plan. At this point you can send them over to the ARB. I would ask their attorney to contact me about some of the language we need in the

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cluster areas in the Covenants and Deeds and I need to know if they are going to create a separate association or one association to maintain it and how they are going to divide up any fees between the two of them. Those are things that all need to be done in final documents but at least they will know what they need to get in place. Thank you.

Mr. Ice - Thank you.

Mayor Perciak – Mr. Chairman I have a comment. Dave, I can't encourage you enough to have your engineer work with our engineering staff. I dug into this and there is a lot of loose ends on the engineering here. We really need to close that gap quickly.

Mr. Terry - Ok, I have a call into him now. Apparently from what I got third hand through Tim Dean was that there was something that the Corp. was holding firm on, on the storm crossing area and they were trying to work it out with your department or Mr. Mikula.

Mr. Perciak – What is going to happen here Dave, we are going to run out, you are going to run out of time this season and then we are going to have a bunch of people pointing fingers and what I don't want to have is a bunch of water problems there and a bunch of unhappy residents. I want to go on record that this engineering has to be pristine and its got to be right and everything we have, everything we receive needs to be in final form so that we don't have any misunderstandings going forward, please.

Mr. Terry – I will work on that. This is obviously his first project of this size in Strongsville so he is not familiar with this and I guess he is working his way through it. I think he is very competent as an engineer, its, I'll stay on it.

Mayor Perciak – Thank you.

Mr. Ice - Any questions, or comments?

Mr. McDonald – Mr. Chairman, the comment that was brought up in caucus too, I think that private street and the maintenance of the that private street if it could be written into the Covenants and Deeds when you review it Mr. Kolick, that would be great. I don't want to see the City being responsible, expected to be responsible for the street.

Mr. Kolick – Sure.

Mr. McDonald - Mr. Chairman.

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Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration for the Revised Overall Preliminary Subdivision Plan approval of 19 Single Family Dwellings and 9 Detached Cluster Units located on Boston Road, west of Prospect PPN 394-20-00, zoned R1-75.

Mrs. Walker - Second.

Mr. Ice - Secretary please call the roll

Roll Call:

Mr. Ice	Aye	
Mr. McDonald	Nay	
Mrs. Walker	Aye	
Mr. Haseley	Aye	
Mr. Stehman	Aye	
Mrs. Barth	Aye	
Mayor Perciak	Aye	APPROVED

Mr. Ice – Ok Dave you are all set on the Overall Preliminary and we will Table you on items 3b and 3c and send you over to ARB.

NEW APPLICATIONS:

NATIONAL CITY BANK/ Jason Jardine, Agent

Site Plan approval of a new 3,569.75 SF Bank Building to be located on Pearl and Shurmer Roads, PPN 397-01-041 zoned General Business.

Mr. Ice - Item Number Five, National City Bank. Please state your name and address for the record.

Mr. Jardine – Jason Jardine, 17804 Fox Hollow, Strongsville, Ohio 44136. I'm representing National City Bank and they will be the developer for a bank on the corner of Shurmer and Pearl Road that wraps around the Clark gas station. We are seeking approval for a site plan for that.

Mr. Ice - Thank you. Mr. Mikula.

Mr. Mikula - Thank you Mr. Chairman. From the City Planner, the proposal meets General Business Zoning requirements except for front parking setback where 75 foot is Planning Commission Minutes

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required and 65 foot is shown on the plan. From Engineering, we have the following comments on the preliminary site plan; the right of way in this area was already widened for the future development of Pearl Road to the south, the engineering plans should include a sight distance study of the drive at Shurmer Road. At this time this is a mirror arrangement for the traffic exiting the plaza across the street, due to the poor sight distance. The engineering plans should also include a traffic study of the Pearl Road drive to discuss its impact on the signals at the post office and Shurmer Road. Detailed engineering plans, storm water management calculations, etc. will be required before any approvals can be made. Thank you.

Mr. Ice. - Mr. Biondillo

Mr. Biondillo - Thank you Mr. Chairman from Building the proposed parking is in compliance with the ADA Guidelines. There is no dumpster that is shown on the site plan and consideration may be given by the Commission for the elimination of that dumpster at the applicant's request. We will take a look at this when it comes to ARB for shielding with respect to the Altenheim and what adjacent uses are at the Altenheim on that side of the building. Consideration should be given to shielding along the property of the gas station, the borders of that because the use is inherent to what it is. We will need a lighting plan submitted for the parking lot lighting in addition to the driveways and consideration has to be given to Codified Ordinance 814.01 for lending institutions and the ATM. I have a CPTED report, under Natural Surveillance, there will be limited natural surveillance from Shurmer Road as conditions are now. Dense foliage would need to be trimmed along the driveway to Shurmer Road so as to provide viewing from Shurmer Road, and to eliminate a potential hiding area for criminals. Any walk-up ATM should be easily visible from Pearl Road. Territorial Reinforcement, signs prohibiting unauthorized parking should be erected at the parking areas. Access Control, standard banking security measures will cover this matter. Traffic Concerns, the possibility of cut-through traffic from northbound Pearl Road to eastbound Shurmer will exist. If this becomes a problem, a warning sign and traffic enforcement can control this potential problem. The driveway onto Shurmer will be off-set from the driveway on the north side of Shurmer Road. Because of the relatively low volume of traffic at these driveways, conflicting traffic patterns should not present a problem. Turning left from the Pearl Road driveway during rush hours could result in a long delay. The availability of using Shurmer Road to access southbound Pearl Road and the gaps created by the signals at Shurmer Road and the Post Office may allow for easier left turns. Security Measures, all lighting, cameras and other areas of security must be in compliance with Strongsville Ordinance 814.01. Thank you.

Mr. Ice - OK. Lt. French

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

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Mr. Ice - Thank you, Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. We will need to deny this so they can proceed to the BZA for the front parking setback variance that is necessary. Ultimately they will need to get to ARB but before they do that they should complete the traffic study, get with us administratively and make sure we are on board as to locations and all. It's no use sending them twice through the ARB. We need to see how all those driveways line up, how the street patterns go and about left's going southbound on Pear Road, but that is something the Traffic Study can show us. They need to get over to our lighting consultant in the mean time but tonight here you need to deny it so they can proceed on. Thank you.

Mr. Jardine – Dan, would that Traffic Study be prior to ARB?

Mr. Kolick – Do the Traffic Study but you don't necessarily need to get that before for the Commission, Mr. Jardine, but at least we need to be satisfied administratively that the traffic is going to work because that may change what you are going to be doing with ARB.

Mr. Jardine – Alright.

Mr. Ice - Thank you. Questions?

Mr. Jardine – Yes, I have some questions.

Mayor Perciak – Welcome to banking.

Mr. Jardine – On the Traffic Study what exactly is meant by a site distance? Is that a certain kind of study? A Traffic Study?

Mr. Mikula – Yes, your engineer will know but just to give you a quick overview. There is a required amount of distance needed for a car traveling down the road to see a car, make a decision to stop and stop in time before you hit it. They will look at a profile of the road to see if a car coming over the hill can see a car coming out and still stop in time. So that is what that consists of.

Mr. Jardine – So that is a primary issue for the Shurmer Road Traffic Study, site distance.

Mr. Mikula – Yes. The primary issue for the other one is the configuration and the volume of traffic on Pearl Road.

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Mr. Jardine – We are going to take a look at that is a variance what's best to do, to set that parking, move the whole building and parking lot back 10 feet or seek a variance for it being the 10 foot closer. We kind of addressed that dumpster issue. They're used to using no dumpsters in all their branches and it seems to be. . . I didn't know if you want more proof or . . .

Mr. Biondillo – Again, that is ultimately up the to Commission.

Mr. Kolick – Talk to us administratively, we will iron out that issue with you.

Mr. Jardine – Alright. I am maintaining ownership of the property myself. I am somewhat concerned but mainly I'm concerned due to my tenant being concerned about the appearance of that gas station and shielding. A lot of times when you shield, from my experience, sometimes things tend to get worse on the other side. Depending on how well you shield it. With that being said, I wasn't sure if we did, if we do indeed do shielding, are things expected to stay the same or what not at the gas station or is someone going to keep their eye on it or if a tenant has complaints about that . . .

Mr. Kolick – Mr. Chairman, we do have an outside maintenance code. If there becomes a problem and its brought to the Building Department's attention, I'm sure they will go and do their inspections and do what's necessary that we have to do. Just some of it is a day by day things that get cleared up by the night time but its not going to look good for your tenants and their customers. That is why the suggestions there and by the time the Building Department gets out there sometimes its gone again.

Mr. Jardine – Sure I understand.

Mr. Kolick – Its just for your own protection.

Mr. Jardine – That's all for me.

Mr. Ice – Any questions from the members?

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. Ice. - Thank you, Lt. French

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Lt. French - Thank you, Mr. Chairman. With the size of this building and with this major renovation that is going on in front of it, we would like the addition of one Knox box on the front of this building for our emergency access keys to any of the tenants. Thank you.

Mr. Ice. - Mr. Kolick

Mr. Kolick - Thank you, Mr. Chairman. We need to send them over to the ARB and as noted they will be looking also at the state of the parking and the dumpsters and the rear screening and so forth at this time as well. So they should be prepared to address those before the ARB.

Mr. Ice - Thank you. Ok, we will send you over to ARB.

EMSCO/ Bruce Taylor, Agent

a) Lot Split and Consolidation of property located on the north east corner of Darice and Royalton Road, PPN 392-08-004 and 392-08-006.

b) Site plan approval of a 52,128 SF expansion to property located at the east corner of Darice and Royalton Road, PPN 392-08-004 and 392-08-006, zoned General Industrial.

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

Mr. Taylor – Arkenitics, Bruce Taylor, 3723 Pearl Road, Cleveland, Ohio 44109.

Mr. Folts - Rick Folts 5092 West 147th, Brook Park, Ohio 44142. Representing EMSCO, I'm the comptroller of EMSCO.

Mr. Taylor – We are here seeking approval of the lot split and consolidation and the site plan. The project, presently they own this piece of property. They are in two buildings, they have a need to expand to rectify some of the problems that they have in being in two buildings. They have acquired the property to the west. We are going to be providing an in-fill building, at the same time we are adding shipping and receiving or a dock area, which is badly needed. We are expanding the building to the west. Creating a truck yard at this point, adding some berming around here. Right now all the traffic comes in and out of here, both car and truck traffic and creates quite a problem for them

when they'd get back into that area. We are actually recommending at this point, in fact that is why this is closed off, that this is car traffic only, all trucks now go down Darice and into the truck yard. That is the project.

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Mr. Ice - Thank you. Mr. Mikula.

Mr. Mikula - Thank you Mr. Chairman. From the City Planner, The consolidation will create a parcel with a Lot Width of 491.12' and a Lot Area of 6.72 Acres. Minimum Lot Area and Lot Width in a General Industrial District is 2 acres and 200' respectively. Regarding the site plan, the proposal meets General Industrial Zoning Requirements except for front parking setback (existing) and number of parking spaces. They are required 65 spaces and 55 are indicated. From Engineering, the split and consolidation plat is in approvable form. The original plat should be executed and delivered to our office for recording. Regarding the preliminary plans, a new drive is proposed at Darice Parkway and detailed engineering plans, storm water management calculations, etc. will be required before any approvals can be made. Thank you.

Mr. Ice. - Mr. Biondillo

Mr. Biondillo - Thank you Mr. Chairman. From Building, we will need to have any accessible parking spaces indicated on the site plan. We will need a lighting plan submitted for any of the new parking areas. Thank you.

Mr. Ice - OK. Lt. French

Lt. French - Thank you Mr. Chairman. The applicants did meet with the Fire Marshall's Office and we are pretty much in agreement on all the proposals that they are showing. They are going to fully sprinkler protect the new addition. The Fire Marshall also requested that the sprinkler protection also be extended into the office area so that the building then will be completely sprinkler protected. One last recommendation is that the parking area and the rear truck areas somehow be tied so that we could have circulation through for emergency access. Thank you.

Mr. Ice - Thank you, Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. The lot split and consolidation would meet our code, we could act on that this evening. The site plan report from Bob isn't really the front building not meeting the setback, it's the front parking of the existing area not meeting the front setback but that was because of the take, the additional take when we widened out Royalton Road, so they do not need a variance on that item. We need to send the site plan over to the ARB and to our lighting consultant. They'll be looking at the dumpsters. They do need to pick up those additional 10 parking spaces and they have plenty of room on the site to do it. Look for clear access through that, the Fire

Department's looking at, and basically at this point they need to go over to ARB on the second item, on the site plan. Thank you.

Mr. Ice - Thank you. Questions or Comments from the members.

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Mr. Ice - Thank you.

Mr. McDonald - Mr. Chairman

Mr. Ice - Mr. McDonald

Mr. McDonald - I move to give favorable consideration for the Lot Split and Consolidation of property located on the north east corner of Darice and Royalton Road, PPN 392-08-004 and 392-08-006.

Mrs. Walker - Second.

Mr. Ice - Secretary please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Your are all set on the Lot Split and Consolidation and we will send you over to ARB on the site plan.

STRONGSVILLE UNITED METHODIST CHURCH/ Dale Serne, Agent

Site Plan approval of a new 25,800 SF Church and related structures to be located on Royalton Road, PPN 398-29-002 zoned Public Facility.

Mr. Ice - Item Number Seven, Strongsville United Methodist Church. Please state your name and address for the record.

Mr. Serne – Dale Serne, 19682 Albion Road, Strongsville, Ohio 44136. I'm here to represent Strongsville United Methodist Church and their new building.

Mr. Ice - Thank you. Mr. Mikula.

Mr. Mikula - Thank you Mr. Chairman. From the City Planner the proposal meets Public Facility Zoning Requirements except for Off-Street Parking. Any Planning Commission approval must be confirmed by City Council and from Engineering we have the following comments on the preliminary plans; Sanitary sewers are currently un-available for the site. Provisions have been made for a septic system to service the site, of course

approval from the EPA or Board of Health, as applicable, is required. There are presently several drainage courses that cross the property, Army Corps or EPA permits may be required, for disturbances to the drainage courses and/or wetlands. Detailed

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engineering plans, storm water management calculations, storm sewer and culvert calculations, grading plans, sediment and erosion control plans, and utility plans, etc. will be required before any approvals can be made. The final plans should also include a traffic engineer's opinion of the best possible location of the drive to Royalton Road. There are two separate parcels involved. They will have to be consolidated together to move on with the approvals of the site plan. Thank you.

Mr. Ice. - Mr. Biondillo

Mr. Biondillo - Thank you Mr. Chairman. From Building, we will need to see a lighting plan submitted to this and submitted over to our lighting expert for his review. We would like to see a reconsideration of the location of the accessible parking. We don't feel that they are on the most accessible route to the building even with the phasing of the parking areas. Considerable shielding or mounding may have to occur along the residential properties as they relate to the location of the driveways and those parking areas due to the nature and the use of this building. We would like to see a more detailed description too of how this facility is going to be used. The proposed phasing of 1 and 2, of the building itself, and what those uses are going to include. They need to locate a dumpster on this site. Thank you.

Mr. Ice - OK. Lt. French

Lt. French - Thank you Mr. Chairman. A question for the applicant, will this building be sprinkler protected?

Mr. Serne – The Fellowship Hall/Sanctuary will be. Because its over 300 people. Yes.

Lt. French – Ok. You will need two private hydrants to service this size of a lot, especially because of the setback from the road. We will need a knox box on the building for emergency access. Thank you.

Mr. Ice - Thank you, Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. We will need to send them over to the ARB but before, or when they return, we do need that consolidation plat of any parcels that are joined there. We will need to see the approval as noted from the engineer from the EPA on the septic system you are proposing. Please get us in that traffic study on the location of the drive as quickly as you can. ARB will be looking at the screening of those homes because you are looking at the back of those homes on Webster, so

please be cognizant of that fact. They need to get over to see our lighting consultant. The Wetlands report, we need to get that from the Army Corp. of Engineers. At this point, once you do receive approval through ARB and if you are approved here you will

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need to get approval through City Council because it is a Public Facility zoning district. Thank you.

Mr. Ice - Thank you. Any questions? Please make sure that you have all those things that Mr. Kolick just outlined before you come back here.

Mayor Perciak – The other thing Mr. Chairman, If I may, if we can work with you administratively on anything, let us know. I'm sure Mr. Biondillo or Mr. Mikula or myself will be happy to sit down and identify and work with you on anything that is necessary. I know the church, this is their long time dream, but we want to make sure that it becomes a dream and not a nightmare.

Mr. Serne – Its done right.

Mayor Perciak – That's correct, it's a happy dream.

Mr. Serne – I agree, thank you.

Mr. Ice – With that we will send you over to ARB.

MISCELLANEOUS BUSINESS:

COMPUTER SYSTEMS COMPANY/ William Zimmerman, Principal

An extension of time until July 14, 2007 for the Site Plan approval to construct a new 47,500 SF Office Building to be located on Foltz Parkway, PPN 394-08-003 zoned General Industrial as originally approved by the Planning Commission on July 14, 2005.

Mr. Ice - Item Number Eight, Computer Systems. Please state your name and address for the record.

Mr. Zimmerman – William Zimmerman, CSC Group, 6802 West Snowville Road, Brecksville, Ohio 44141. We are requesting an extension of time until July of 2007 for the site plan approval to construct our office building on Foltz Parkway that was originally approved by Planning Commission last year.

Mr. Ice – Mr. Zimmerman, could you just give us, what's the reason for the delay?

Mr. Zimmerman – We had obtained all of our financing and were prepared to proceed with the building last year however, two of our investors have, their time in the investment has expired so they have asked us to delay the construction until we can take their interest out. We currently are awaiting final bids from 10 different financial entities that will provide financing in the business that is supporting the construction of

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the building under a 15 year lease. Those are due into us on July 21st. We would then make a selection and choose one of those entities to participate in taking out the two current investors who are requesting that they complete their 5 year period of investment that was originally not anticipated. So, unfortunately before we could start the construction, we thought we had that financing in place to take them out last year, early and instead that deal fell apart and it took us awhile to go back to market and secure some interest. We now have 10 interested parties who are willing to make that investment in the company that will take out the existing two shareholders.

Mr. Kolick – Mr. Chairman, maybe for the applicant, when would you anticipate breaking ground then on the building?

Mr. Zimmerman – We've got an extension from the bank until the end of September roughly so our expectation is that we would probably do that in 90 days. When we made the request it was suggested that we ask for a year in case there were some additional delays, we would not have to come back.

Mr. Kolick – So at this point, you are anticipating between now and the end of September to break ground anyway?

Mr. Zimmerman- Yes.

Mr. Kolick – Thank you.

Mayor Perciak – Are you recapitalizing or are you using a venture capital group?

Mr. Zimmerman – We have two venture capital groups who are currently part owners in the company who made their investments in 2001. In April of 2001. We had a new partner coming in last summer, that financing fell apart in the final negotiating stage and so we went to market with an investment banking firm and that was expected to get closed up in April so we could have broken ground before our current approvals would have expired but its been delayed under market circumstances. I can't control the folks who are bidding for the interest in the company. The good news is we have 10 of them that are in the final process. They have conducted an auction on our behalf to bring in either minority or possibly majority share holders. Part of it is to bring those two folks out and part of it is to help with estate planning since I'm getting a little old, we've got to

be sure that the government doesn't eat up all of our equity in the firm as I pass it on to the next generation. Our expectation is that we will make a selection probably by the end of July, go through negotiations with the parties that are involved and hopefully come to a conclusion by the end of August or early September. We are immediately ready to break ground soon as we get the final approval. We've talked to all of the

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prospective investors and they are all in agreement with our plans, have seen our plans and so we don't expect that there is going to be any difficulty there.

Mr. Ice – Any questions or comments?

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – Mr. Zimmerman, what is your core business?

Mr. Zimmerman – We are a computer software developer. We have products that we sell, actually we are in three different business areas. We sell products into hospitals, into their business office to improve their operations and to improve their efficiencies, generally saving them what could be 10's of millions of dollars per year and improving their cash flows. A second piece of business is general software that we sell into Federal Credit Union's and we also then do a series of processing work for a number of customers that are typically Fortune 500 Companies or above and we have a small division that sells clinical software into the health care environment for maternal fetal medicine which is high risk pregnancy determination.

Mr. McDonald – How many employees do you have today?

Mr. Zimmerman – We have 203 and we are a little over 42 years old. I was one of the founders so we have been around since 1964. I think we are the third largest company of our type in Northeastern Ohio area.

Mr. McDonald – Thank you. Mr. Chairman.

Mr. Ice - Mr. McDonald

Mr. McDonald - I move to give favorable consideration for an extension of time until July 14, 2007 for the Site Plan approval to construct a new 47,500 SF Office Building to be located on Foltz Parkway, PPN 394-08-003 zoned General Industrial as originally approved by the Planning Commission on July 14, 2005.

Mrs. Walker - Second.

Mr. Ice - Secretary please call the roll.

Roll Call:

All Ayes

APPROVED

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Mr. Zimmerman – Thanks everyone. I want to thank the Board for the extension, we are anxious to bring 110 of our employees to Strongsville, where I have been since 1975. It's a kind of coming home for us. Thanks.

OTHER BUSINESS:

Mayor Perciak – Mr. Chairman, before we adjourn, we set up a tentative August meeting date in case we need a meeting and the Engineer tells me and the Building Commissioner tells me that is a conflict with a very important date and also the Secretary tells me that is a conflict with a very important event that they need to attend. So I was just wondering, if we are going to have an August meeting, if we need one and if we do can we change that maybe to Thursday the 17th, is that a better day? Can everybody be here if we need to have meeting in August on the 17th? Because I think we had it scheduled for the 24th is that correct.

Mrs. Oprea – Yes.

Mr. McDonald – Yes.

Mrs. Barth – I can do the 17th.

Mayor Perciak – Is it agreed then if we have to have a meeting that the 17th will be the day? Is that ok with the secretary?

Mrs. Oprea – Yes.

Mayor Perciak – The Building Commissioner?

Mr. Biondillo – Absolutely yes.

Mayor Perciak – The Engineer?

Mr. Mikula – Yes sir.

Mayor Perciak – Ok.

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

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Hearing no other business to come before the Commission, the Chairman adjourned the meeting at 8:55 p.m.

Jeffrey A. Ice, Chairman