

FINAL APPROVALS:

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

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. Please state your name and address for the record.

Mr. Gillespie – Scott Gillespie, 4555 Summit Circle, Brecksville, Ohio 44141. Here tonight for the final site plan approval. We have had an opportunity to work with all of the Administration. I think we've got all the details squared away and I am here to answer any questions and ask for your final approval tonight.

Mr. Ice – 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. The parking required is 10 and they indicate 9 with 5 land banked indicated on the plan. From Engineering, the plans are in approvable form. Thank you.

Mr. Ice – Thank you. Mr. DeHoff.

Mr. DeHoff – Thank you, Mr. Chairman. From Building, they are in compliance with ADAAG for accessible parking. They have a dumpster enclosure and approved lighting plan. I have a CPTED Report which states, regarding natural surveillance, the 4' walkway on the north side should be illuminated. Ground lighting with tamper-proof fixtures would be applicable here. Lighting at the cooler/back door area is needed, in that outside coolers have been a frequent target for break-ins in this area. There are no traffic concerns anticipated.

Mr. Ice – Thank you. Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB gave favorable approval on 7-11-06 subject to the trees being 2 ½ caliper, lighting being approved by the City's Lighting Engineer and 3' mounding being placed along West 130th Street. Thank you.

Mr. Ice – Thank you. Lt. French.

Lt. French – Thank you, Mr. Chairman. There is no report from Fire.

Mr. Ice – Thank you. Mr. Kolick.

Mr. Kolick - Thank you, Mr. Chairman. If approved it needs to be made subject to the recommendations in the CPTED Report and subject to the land banked parking to be installed when required by the Building Commissioner. 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 for the 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. Subject to the recommendations of the CPTED report and the land banked parking to be installed when required by the Building Commissioner and report from ARB.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Ok, you are all set

ALL FOILS/ Scott Wangler, Agent

Site Plan approval of a 140,000 SF Office and Warehouse Building for property located on Imperial Parkway, PPN, 393-08-002, Sublot 3 zoned General Industrial. ARB Favorable Recommendation 6-27-06.

Mr. Ice - Ok, Item Two, All Foils. Please state your name and address for the record.

Mr. Leszynski – Mark Leszynski, 10020 Aurora Hudson Road, Streetsboro, Ohio. I am here tonight for the final approval of the All Foils project. We received your review letter from the Engineer and I think they are all minor issues that can be solved with some simple updating of our drawings.

Mr. Ice - Thank you. Mr. Mikula.

Mr. Mikula - Thank you Mr. Chairman. From the City Planner, the proposal meets General Industrial zoning requirements. From Engineering, at this time we have the following comments, we have a report from RE Warner and Associates summarizing the outstanding, minor issues remaining to be addressed. Any occupancy permits should be held until the road extension is complete and accepted by City Council. Though the grading plan apparently shows no impact to the wetlands, we would request a letter from the developer's wetland consultant indicating that they have reviewed the proposal and are in agreement that no permit from the Army Corps or EPA is required. Subject to the above, the site plan is in approvable form. Thank you.

Mr. Ice - Thank you. Mr. DeHoff.

Mr. DeHoff - Thank you Mr. Chairman. From Building, they are in compliance with ADAAG Guidelines. The site plan is in approvable form and we have an approved lighting plan. We would also like them to install a generator with automatic transfer. I have a CPTED Report which states that the parking area will have limited visibility from the roadway. A minimum of 2 FC lighting should be in place. Light spillage should not be a factor at this location. Wall-pack lights above the outside doors should be installed. Thank you.

Mr. Ice - Thank you. Mr. Boron

Mr. Boron - Thank you Mr. Chairman. The ARB gave favorable recommendation on 6-27-06. Thank you.

Mr. Ice - Thank you. Lt. French

Lt French - Thank you Mr. Chairman. Mr. Seifert met with Assistant Chief Brown to discuss Hydrant locations and Fire Lanes. Mr. Brown had two requests. First that the hydrant location between the dock area and parking lot be moved further away from the building. He would like to see the hydrant moved to the south and west down the truck drive. Second, that the Fire lanes on the East and West side of the building terminate at the last hydrant. There would be signage on those drives to keep cleared and they are dedicated fire lanes, emergency access only. This would end the lanes at about the 200' mark on the side of the building. He would also like to see the lanes paved in a surface that can be maintained in the winter with the plows. We did not discuss what material would be used. One final point that Mr. Brown wanted to review when the road engineering has been approved is the location for the vault and F.D. connection. He would like to see Vault and F.D. Connection on the same side of the drive. They have doors on both sides of those buildings and we would like those doors keyed and we

want Knox boxes at those doors to the emergency exits keyed so that we can get into them when needed. Thank you.

Mr. Ice - Thank you. Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. We do have the signed Performance Standards. There will be a number of conditions you will need to attach to any approval tonight, one is subject to the Building Department report although I did not hear it in the report here, it should also include a generator or backup generator on the sanitary grinder pumps since they are pumping that sanitary since they can't meet the grade. That needs to be made subject to Engineering, subject to the Fire Department, the lighting report and as I noted in caucus, we are fast tracking this so it should also be made subject and the condition of the occupancy permit would be the installation and acceptance and dedication of the roadway leading back to this by the City. Thank you.

Mr. French – Mr. Chairman, I would like to make one addition from the Fire Department. With the addition of an emergency generator, that would help us out a lot too, if they could wire in their emergency lighting system, the building should have more than enough power to do that into the emergency generator too, that would be of great benefit.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration of Site Plan approval of a 140,000 SF Office and Warehouse Building for property located on Imperial Parkway, PPN, 393-08-002, Sublot 3 zoned General Industrial. ARB Favorable Recommendation 6-27-06. Subject to the reports of the Assistant Law Director, Fire Department, Engineering and Building Departments including but not limited to the backup generator being installed for the sanitary pumps as well as the emergency lighting and also subject to the occupancy permit being withheld until the roadway has been completely constructed and accepted by City Council.

Mrs. Walker - Second.

Mr. Ice - Secretary please call the roll

Roll Call:

All Ayes

APPROVED

EMSCO/ Bruce Taylor, Agent

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. ARB Favorable Recommendation 7-25-06.

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

Mr. Taylor - Bruce Taylor, Arkinetics, 3723 Pearl Road, Cleveland, Ohio 44109.

Mr. Leneve - Rich Leneve, EMSO, 22350 Royalton Road, Strongsville, Ohio.

Mr. Taylor – We are here requesting final approval of the preliminary site plan.

Mr. Ice - Thank you. We will hear the administration reports. Mr. Mikula.

Mr. Mikula - Thank you Mr. Chairman. From the City Planner, the proposal meets General Industrial Zoning Requirements except for front parking setback which is an existing condition from the widening of Route 82. From Engineering, we did receive the original copy of the lot split and consolidation plat. Prior to the plat being recorded by our office, the property owners' representatives must sign and notarize the plat. We are finalizing our review of the storm water management calculations, any minor adjustments to the site plan can be made prior to issuing a building permit. We need to have a copy of the OEPA approval for construction site run-off (NOI Permit). Show all pollution prevention notes and schedules on the grading/erosion control plan. There are some construction details that need to be added to the plan before approval for a building permit. External storage tanks are indicated on the plan that weren't indicated on the building renderings and so, what those are and how they are screened or what they are going to look like should be discussed and committed to here. Will there be any type of screening of these? The following construction details and data need to be added to the plan; Concrete curb and under drain detail, typical parking lot paving section, typical drive apron section and sump and trap for catch basins. The site plan is in approvable form subject to these. Thank you.

Mr. Ice. - Mr. DeHoff

Mr. DeHoff - Thank you Mr. Chairman. From Building, the indicated accessible parking on the site plan is minus 3 spaces. They have an approved dumpster enclosure and lighting plan. Thank you.

Mr. Ice - Thank you , Mr. Boron

Mr. Boron - Thank you Mr. Chairman. The proposed parking along Route 82 right now they are going to keep the existing trees. Once the parking lot goes in and any additional screening will be required or supplemented that would be per the City Forester's review and recommendation once that parking lot is built. The ARB gave favorable recommendation on 7-25-06. Thank you.

Mr. Ice - OK. Lt. French

Lt. French - Thank you Mr. Chairman. From Fire, as requested at their previous appearance, this plan now shows the front parking lot tied in with the rear lot area which would benefit us greater for emergency access and circulation.

Mr. Ice - Thank you, Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. I have received the signed Performance Standards, any approval here tonight should be made subject to the Engineering and Building Department reports as to the accessible spaces subject to ARB also subject the City Forester approving any type of screening that may be needed if at all around those storage tanks which were not shown on the ARB drawings. Thank you.

Mr. Ice - Thank you. Questions or comments from the members? There are a lot of contingencies here guys, just make sure you stay on top of them so that you get this done right.

Mr. Taylor – Do you want me to reply, to give you additional information regarding the tanks?

Mr. Ice – Sure.

Mr. Taylor – There are two existing tanks located on the main drive on the west side of the drive about half way back. We are going to be installing three new tanks that, two of which are going to replace the existing. They will be in the truck court area. They are up against the building on the south side of the addition which is quite a ways from Rt. 82. At the same time, we are buffering that entire truck court area with mounds and landscaping. They will be less visible then they are right now and even if that is visible its going to be minimal. We are also putting a canopy top on it to protect it from rain.

Mr. Ice – Anyone else?

Mr. McDonald - Mr. Chairman

Mr. Ice - Mr. McDonald

Mr. McDonald - I move to give favorable consideration 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. ARB Favorable Recommendation 7-25-06. Subject to the reports from Engineering, Building, ARB and the City Forrester's direction regarding future screening around storage tanks and/or Route 82.

Mrs. Walker - Second.

Mr. Ice - Secretary please call the roll.

Roll Call: All Ayes APPROVED

Mayor Perciak – Just a quick comment, thank you for staying in Strongsville, thank you for expanding your business in Strongsville, we do appreciate it. We will work with you to make certain that you're a happy employer in this town.

Mr. Taylor – Thank you.

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. ARB Favorable Recommendation 7-25-06.

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

Mr. Jardine – Jason Jardine, 14701 Pearl Road, Strongsville, Ohio. I am here seeking final approval for the site plan of National City Bank at the corner of Shurmer and Pearl Road.

Mr. Ice - Lets go to the reports, Mr. Mikula.

Mr. Mikula - Thank you, Mr. Chairman. From the City Planner, the proposal meets General Business Zoning requirements. From Engineering, the building and parking areas were adjusted to meet the setback requirements, therefore no variances are required. A thorough and professional traffic impact study was performed for the project, with the following results: It is recommended that the Pearl Road drive remain

as a right-in/right-out only driveway due to its proximity to the traffic signal at the Post Office/Altenheim Drives. We agree, however, the island for that is a little small that is shown on the plans so we will work with the developer's site engineer to make some adjustments to the plan for that. A sight distance analysis was performed for the Shurmer Road driveway, and it was proven that the proposed drive meets the ODOT requirements for stopping sight distance for a car traveling westbound on Shurmer Road. Now that being said, there is a new AT & T equipment cabinet west of the proposed drive which may obstruct sight distance to the west. The developer should work with AT & T to relocate this equipment. For reasons stated in the report, it was also recommended that the existing pole mounted mirror be removed with the construction of the drive. We would suggest that the pole mounted mirror remain, but be relocated if impacted by the drive. Drivers exiting the plaza may be used to relying on the mirror for their exit. A sanitary manhole will be required on the sanitary connection, near the right of way. The condition of the existing connection will be verified by video prior to starting work. If the connection is not serviceable, a new connection will be provided by the developer. Due to the short time frame, we have not completed our review of the storm water management calculations for the project. We will complete our review and any minor adjustments can be made prior to the engineering department signing the approval of the plan. Subject to the above, the site plan is in approvable form. Thank you.

Mr. Ice - Mr. DeHoff.

Mr. DeHoff - Thank you Mr. Chairman. From Building, the accessible parking is in compliance with ADAAG Guidelines. The dumpster enclosure is NOT required and we are waiting for the lighting report.

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did ask for some buffering and mounding for the parking along side of Pearl Road, that was complied to, it is shown on the final engineering drawings. The ARB did give favorable recommendation on 7-25-06.

Mr. Ice. - Thank you, Lt. French

Lt. French - Thank you, Mr. Chairman. From Fire, since this is a new commercial building we will need a knox box as required on the building for emergency access keys and we would also ask the applicant to consider adding some fire detection along with their security system to give us a good heads up and early start if anything should go wrong in the building.

Mr. Ice. - Mr. Kolick

Mr. Kolick - Thank you, Mr. Chairman. If there is any approval this evening it has to be made subject to the applicant working with AT & T to move the box or landscaping on Shurmer if deemed necessary by the Police Department and that is something we will have to do on site after the construction is done, and subject to the Engineering report, lighting plan and subject to the Fire Department report this evening. Thank you.

Mr. Ice - Thank you. Again Jason, a lot of contingencies so just make sure that they get done.

Mayor Perciak – Mr. Ice, if I may before we go on. Understand Jason, and I know there is going to be a very close time frame with the management with National City to get this place open. These contingencies have to be met. We will not give you a permit to occupy unless all these contingencies are met. We have really fast tracked this so that we can meet everybody's time schedule but I want to go on record, there will be no permit issued for occupancy. I am certain that the Building Commissioner understands that clearly. We are going to make sure that somebody follows through on this punch list to make certain that we have everything we need.

Mr. Jardine – Absolutely, and just to be clear about that. What has happened over there in the past week here. Some of it was not considered in the original engineering. We are going to hold off on contacting AT & T until the Police Department takes a look at that at a final completion.

Mayor Perciak – That is fine.

Mr. Jardine – I just wanted to be clear about that. Thank you for your time.

Mr. Ice – Any other questions or comments from the members?

Mr. McDonald - Mr. Chairman

Mr. Ice - Mr. McDonald

Mr. McDonald - I move to give favorable consideration for 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. ARB Favorable Recommendation 7-25-06. Subject to the reports of the City Engineer, lighting and Fire Department reports as read this evening and also subject to working with AT & T with National City Bank being financially responsible for any changes to the landscaping or the relocation of the

Mr. Ice. - Thank you, Lt. French

Lt. French - Thank you, Mr. Chairman. For the applicant, can you state for the record, will this addition be sprinkler protected too?

Mr. Illes – Absolutely.

Lt. French – Thank you. There is no report from Fire.

Mr. Ice. - Mr. Kolick

Mr. Kolick - Thank you, Mr. Chairman. No report.

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

Mr. McDonald - Mr. Chairman

Mr. Ice - Mr. McDonald

Mr. McDonald - I move to give favorable consideration for Site Plan approval of a 2,045 SF Addition for a Banquet Room for property located at 8465 Pearl Road, PPN 395-08-013 zoned R-RS. ARB Favorable Recommendation 7-25-06.

Mrs. Walker - Second

Mr. Ice. - Secretary please call the roll

Roll called

All Ayes

Approved

Mr. Ice - You are all set.

Mr. Illes – Thank you.

Mr. DeHoff – Mr. Chairman, I would like to make one comment about BW3, I did not want to bring it up while the architect was here. When they built that store originally they had a test sprinkler pipe going out the wall and they had all the bells and whistles and shot off some stuff so it would not freeze in the winter, however, it froze and flooded both bathrooms, it put the bathrooms out of business for about 6 months, they had to rent a trailer and put it out in the front parking lot for the occupants and we are going to make sure this does not happen this time. Randy, you are probably familiar with that aren't you?

Lt. French – Yes we are.

Mayor Perciak – We have to make certain that when our inspectors are out there that we do not have this happen again.

Mr. DeHoff – He had all the stuff there but those \$3.00/hour clerks don't remember anything about shutting it off when it goes below freezing. They should have been shut off and drained, the tester pipe and they neglected to do that and it totally destroyed that building. We will make sure that does not happen again.

Mayor Perciak – We need to talk about this tomorrow.

NEW APPLICATIONS:

WEBSTER ROAD LLC SUBDIVISION

Subdivision of PPN 398-16-005, 398-17-001 and 398-25-002 located on Webster Road, zoned R1-100.

Mr. Ice - Ok, Item Number Six, Webster Road LLC Subdivision. Please state your name and address for the record.

Mr. Dean – Good evening, my name is Tim Dean, representing Webster Road LLC, 22100 Horseshoe Lane, Strongsville, Ohio. I am here tonight for a parcel split and consolidation of the Karen Ozog's property which is approximately 5.4 acres.

Mr. Ice - Lets go to the reports, Mr. Mikula.

Mr. Mikula - Thank you, Mr. Chairman. From the City Planner, the request is to split the rear 180' x 1,300' portion of PPN 398-16-005 and attach same to the adjacent Webster Road Subdivision Phase II consolidated parcel 5A (20.2 acres). The remainder (split parcel 8) will have a lot width of 180.11' and a lot area of 79,159 SF which will exceed the minimum lot width (100') and lot area (17,000 SF) requirement in an R1-100 zoning district. From Engineering, this is going to be considered a subdivision due to the absence of sanitary sewers on Webster Road so we will have to go through that process. The plat is in approvable form. Thank you.

Mr. Ice - Mr. DeHoff.

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

Mr. Ice. - Thank you, Lt. French

Lt. French - Thank you, Mr. Chairman. There is no report from Fire.

Mr. Ice. - Mr. Kolick

Mr. Kolick - Thank you, Mr. Chairman. The approval needs to be made subject to the written approval from the Board of Health in regard to the septic system on there. I think we can do that in this case since we have a commitment from the developer to install the sewers on Webster. A question for the applicant, what do you feel the timing is Mr. Dean as far as the sewers on Webster?

Mr. Dean – Well we are already part way, we are halfway, we are to that property where the clusters are going to enter off of Webster Road. As far as the rest of the length to High Point, probably we are going to start with a engineering plan for those clusters go through the approval process so hopefully by spring of '07 we might be able to start construction.

Mr. Kolick – So what is your timing on the clusters? Do you think this fall?

Mr. Dean - No, the clusters, spring of '07 we will start construction.

Mr. Kolick – Thank you. One other thing, in addition to the Board of Health, it is possible that they may need an easement depending on where that septic system is outletting onto your existing property. That would be temporary until such time as the sanitary is in because the sanitary will pick up this property. You can then void the easement but it may need to be done on a temporary basis.

Mr. Dean – Sure.

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

Mr. McDonald - Mr. Chairman

Mr. Ice - Mr. McDonald

Mr. McDonald - I move to give favorable consideration for the Subdivision of PPN 398-16-005, 398-17-001 and 398-25-002 located on Webster Road, zoned R1-100, subject to written approval from the Board of Health regarding the septic system and the procurement of any necessary easements on a temporary basis regarding the discharge of the septic system.

Mrs. Walker - Second

Mr. Ice. - Secretary please call the roll

Roll called All Ayes Approved

Mr. Ice – Ok Tim, you are all set.

Mr. Dean – Thank you very much.

OTHER BUSINESS:

Mayor Perciak – We still have planned the August meeting. I just want to mention, I really don't think we can close the City down as we have in the past. We still have to keep the business of the City running. As the BZA Committee meets, I think the Planning Commission should have one meeting in the month of August. I think we went over that date did we not. Is that a good date? Is everybody going to be around?

Mr. McDonald – You moved it up a week to August 17th?

Mayor Perciak – Its August 17th. Is that good for everyone?

Mrs. Barth – I have a problem with that but do we know if this is going to be at the regular time at 8:00 p.m.?

Mayor Perciak – It all depends on what the agenda will be. I am planning on it at that time. What happens is then we don't have a meeting until September and that is just too long to go without a meeting, today, you can't keep moving things until September.

Mr. Kolick – Mayor, I think what Charlene's referring to is sometimes if we had one item, or something maybe we would do it at 5:00 p.m. and get it over so everybody doesn't have to come here at 8:00 p.m.

Mayor Perciak – Well the difference this time is we are not discouraging people from filing applications.

Mr. Kolick – I don't mean that.

Mayor Perciak – That is what was done in the past, we discouraged the people from filing. We told them that everybody is off for the month of August. Nobody is off for the

month of August but the Council, that is all. The City Administration works. That is just the way it is.

Mr. McDonald – At this point we are going to wait to hear for certain that we have a meeting.

Mayor Perciak – Right but, I hope we are lucky not too but I just don't want to shut it down for the month of August.

Mr. Ice – Sounds like everybody is available.

Mayor Perciak – Thank you ladies and gentlemen.

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 8:40 p.m.

Jeffrey A. Ice, Chairman