

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

August 17, 2006

The meeting was called to order at 5:30 PM by the Chairman, Mr. Ice.

Roll Call:

Members Present: Mr. Ice, Chairman
Mrs. Walker
Mr. McDonald
Mr. Stehman
Mrs. Barth
Mr. Haseley, Council Rep.
Mayor Perciak

Also Present: Mr. Biondillo, Bldg. Com.
Mr. Mikula, City Engineer
Mr. Kolick, Asst. Law Dir.
Lt. Randy French, Fire Dept
Mr. Boron, ARB Chairman
Carol Oprea, Recording Secy.

Approval of Minutes

Mr. Ice – You have had a chance to review the minutes of July 27, 2006, February 24, 2000, February 10, 2000 and January 13, 2000. If there are no additions or corrections they will stand as submitted.

Mr. Ice – Under Final Approvals, since the applicant is not here for Item Number One, we are going to move that down and start with Item Number Two under New Applications.

NEW APPLICATIONS:

SCOTT GRAY/ Robert Kalfas, Agent

Lot Split and Consolidation of property located on Forest Park Drive, PPN 398-15-004 and 398-15-054 zoned R1-75.

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

Mr. Gray – Scott Gray, 15307 Forest Park, Strongsville.

Mr. Ice – Ok, Mr. Gray, you are here for a lot split, briefly for what purpose?

Mr. Gray – I'm trying to, I've recently purchased some property, it's the old Sanders property. I'm renovating their house. It really consists of two parcels, the front parcel which is a normal city lot and the back parcel. The front parcel, the only thing going through the front parcel is my driveway leading to the back parcel. I would like to split off the driveway so I may need to sell the front parcel, it would be a very nice build able lot. There currently is an easement going through that parcel for the driveway and I would just like to add that easement as a permanent part of my back parcel.

Mr. Ice - Thank you. Mr. Mikula.

Mr. Mikula - Thank you Mr. Chairman. From the City Planner, The request is; To split a 20' x 155.11' portion of PPN 398-15-054 and attach same to PPN 398-15-004, to create Parcel "A" and Split a 15' x 75' portion of PPN 398-15-004 and attach same to PPN 398-15-054 to create Parcel "B". Parcel "A" will have a Lot Width of 20' at the street ROW and Lot Area of 3.69 acres. At present Parcel "A" has no street frontage. Parcel "B" will have a Lot Width of 75' and Lot Area of 12,750 SF. The R1-75 zoning district requires a Lot Width of 75' and Lot Area of 12,750 SF. The variance was granted for the 20' driveway frontage. From Engineering the lot split and consolidation is 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. 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. This will clear up a problem that we have now where we have a landlocked lot and this will correct this problem. As noted, they did receive on May 24th a 55' lot width variance to make this thing go.

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 Split and Consolidation of property located on Forest Park Drive, PPN 398-15-004 and 398-15-054 zoned R1-75.

Mrs. Walker - Second.

Mr. Ice- Secretary, please call the roll.

Roll Call: All Ayes APPROVED

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

ALBION WEBSTER DEVELOPMENT CO. LLC/ Scott Goldberg/Agent

Lot Split and Consolidation of Sublot 26 and Sublot 43 in the Pine Lakes Village Subdivision, PPN 398-19-097 and 398-18-002 zoned R1-75.

Mr. Ice - Ok, Item Three, Albion Webster Development Company. Please state your name and address for the record.

Mr. Goldberg – Scott Goldberg, 5866 Broadview Road, Parma, Ohio 44134. What we have tonight is a lot split and consolidation map for a lot from our new Phase 6C in Pine Lakes Village, which adjoins a lot in Phase 6B in Pine Lakes Village and what we are attempting to do is add a little piece of land that really is of little consequence to Sublot 26 and basically add it to Sublot 43 and relocate a storm sewer easement. Right now, there is no storm sewer pipe in. It didn't have any affect on any of the underground. It would help Sublot 43, it would allow Sublot 43, which is a fairly shallow lot because of the curvature of Glenbrook Drive to have placed along a future home a patio which there would be no room for in the back of the house. That is really what is driving us to enlarge this Sublot 43. It doesn't affect Sublot 26 because of its depth as is, even after being split.

Mr. Ice - Thank you. Mr. Mikula.

Mr. Mikula - Thank you Mr. Chairman. From the City Planner, the request is to split Parcel "A" from cluster subplot 26 (PPN 398-19-097) and attach same to cluster subplot 43. There is no minimum Lot Width and area requirement for cluster sublots in an R1-75 SFD & CD. From Engineering, the proposal is it split "A" from subplot #26 and consolidate it with subplot #43 to form a new consolidated parcel #43A, 6,756 SF in area, and residual parcel #26A, 6,673 SF in area. The lot split and consolidation plat is in approvable form. Since there is going to be a storm sewer easement vacated, and a

new one proposed, this must go to City Council for Council to vacate the easement and accept a new easement. Thank you.

Mr. Ice - Thank you. Mr. Biondillo.

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

Mr. Ice - Thank you. Lt. French

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

Mr. Ice - Thank you Mr. Kolick

Mr. Kolick - Thank you Mr. Chairman. I don't have any problem with the lot split but just a question for Engineering, Ken there is a 20' storm sewer easement across the rear of Sublot 43. It doesn't look like it goes anywhere, then if we are going to be vacating the area on that stub, is that still needed there? Do you know what I'm saying, there is an existing storm sewer easement behind Sublot 25 that leads to the new relocated easement but there appears to be also an existing storm sewer easement in the rear of Sublot 43 that leads to nowhere if we vacate that area on the stub. Are you ok with that?

Mr. Mikula – A lot of times the swales are located in the storm sewer easements to the rear and we want to make sure that we have that covered with this. We would also need to have an easement if there is a pipe in there.

Mr. Goldberg – If I may, the 20' storm sewer easement at this point would be nothing more than a swale that would have, as drawn today, just follow that property line between Sublots 43 and 26. We are basically just swinging it due north but I don't believe there is any pipe, there is no pipe there now. It is just meant for the swale itself to more or less follow the property line.

Mr. Mikula – Right.

Mr. Kolick – Mr. Chairman, maybe what I might suggest is we just act on it subject to Engineering. Ken if you take another look at that and see if we really need that existing easement behind Sublot 43 or if we are ok with just with what is on Sublot 25, given their vacating it or if you are ok with it then fine but it would give you a chance to take another look at it.

Mr. Mikula – Just to respond to that. If the intent is to vacate the easement it needs to go to City Council because that easement was shown on a recorded plat that City Council accepted so it would have to be vacated by Council.

Mr. Kolick – Well, that is correct. They need to act on it I guess, like I said, what I'm questioning though is that darkened stub there, if we are relocating that easement further towards Sublot 26, where is the storm water going to go from the back of Sublot 43? Even if it is just a swale easement there.

Mr. Mikula – Well, it flows from one subplot to the next to the nearest catch basin. That is why we have the easements.

Mr. Kolick – Right, but the map, or at least the map I have is showing that we are relocating the one that used to be there on Sublot 26. So it looks like there is going to be a piece missing then. Again, if you do it subject to the Engineer, I will cover it with you after the meeting. We can talk about it, that way you will be clear with it.

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 Lot Split and Consolidation of Sublot 26 and Sublot 43 in the Pine Lakes Village Subdivision, PPN 398-19-097 and 398-18-002 zoned R1-75, subject to Engineering approval in the change in the storm sewer easement.

Mrs. Walker - Second.

Mr. Ice - Secretary please call the roll

Roll Call: All Ayes APPROVED

Mr. Ice – Ok Scott, you are all set.

Mr. Goldberg – Thank you very much.

MISCELLANEOUS:

COVENANT AND DEED RESTRICTIONS:

Adoption of revisions to required sections for Covenants and Deed Restrictions, Condominium Declarations, and all other similar documents.

Mr. Ice – Item Number Four, Covenant and Deed Restrictions. Mr. Kolick.

Mr. Kolick – Thank you, Mr. Chairman. On these covenant and deeds maybe I can just join in. The only thing that has been added is at the end there, for clusters to make part of the covenant and deeds that which we have always done, with requiring the landscaping to be inserted on the clusters by the original developer or builder and then have it maintained by the Homeowners Association. We hadn't had any problem till maybe 6 months ago where someone was proposing to do something different. That is why that is added on and that is what you have before you tonight. You periodically adopt the form language that we require in all the covenant and deeds. That add on is being added to the form language here tonight that's all. The last time you adopted these was quite a while ago. So you just need to vote to adopt the change as noted in the Agenda here.

Mr. McDonald – Again, what is the change?

Mr. Kolick – There is a, we have always had a requirement where when clusters are installed to maintain the trade off for the smaller lot sizes and the no setbacks up there has, against the lot lines, there has always been uniformity in the landscaping in the front of those units. That was always done, we never had to incorporate it in the language because all the developers just automatically did it. What they would do when the clusters came in, they would put in, the ARB would approve plans for all the cluster units, all the clusters units would go in with uniform landscaping in the front and the builder or developer would typically put in that landscaping and then the Homeowners Association would maintain the cluster Homeowners Association would maintain that landscaping in front and that's the way its always worked. Well, about 6 months ago, for the first time someone came in and said "no, we don't want to do that. We want the individual cluster units to put in their own."

Mr. McDonald – Landscaping.

Mayor Perciak – That went on in that new Pulte subdivision.

Mr. Kolick – That is what they were proposing to do and the problem we had with it from an administration standpoint is that one person could have a stone area in front, someone else could have grass and it was going to be a mismatch in there so we are

now making it clear that it needs to be done in a manner that its always been informally done. That is what this does.

Mayor Perciak – I agree with that. It makes it a lot simpler for all of us.

Mr. Biondillo – Mr. Chairman.

Mr. Ice – Mr. Biondillo.

Mr. Biondillo – Does this include the maintenance of those from the Association too?

Mr. Kolick – Yes, it does two things, one it requires the original installation and two, it requires the maintenance of it by the Cluster Homeowners Association.

Mr. Biondillo – That was a new trend that a lot of communities are starting to see, where not only do they do their individual landscaping but they are responsible for the maintenance of their own yards as well.

Mr. McDonald – In clusters?

Mr. Biondillo – Yes, so it would be a cluster.

Mr. Kolick – One motion to adopt the revisions to required sections, just like its on the Agenda.

Mr. Haseley – So moved.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll called

All Ayes

APPROVED

FINAL APPROVALS:

PEARL ROAD SHOPPING CENTER/ Robert Zarzycki, Agent

Site Plan approval of the Exterior Renovations to the existing Pearl Road Shopping Center; property located at 14490 Pearl Road, PPN 393-19-038 zoned General Business.

Mr. Kolick – Well I guess Mr. Chairman we have two choices, either we kick this one to the next meeting or if we feel comfortable, I guess without the applicants here if we feel comfortable to act on this from an administrative standpoint, or are there questions?

Mr. Boron – No.

Mr. Kolick – There were questions for them?

Mr. Boron – They are supposed to be submitting a revised building elevation.

Mr. Ice - We will Table Item Number One, Pearl Road Shopping Center until the next meeting.

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 5:50 p.m.

Jeffrey A. Ice, Chairman