

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 22, 2009

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on **Thursday, October 22, 2009 at 7:30 p.m.**

Present: Planning Commission Members: Jeffery Ice, Chairman, Mary Jane Walker, and Charlene Barth; Mayor Thomas P. Perciak; Council Representative Patrick Coyne; Administration: Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, and Fire Department Representative, Randy French.

The following was discussed:

SPRINT: Mrs. Daley stated that this proposal is to co-locate an additional 12 wireless antennas on the Strongsville Water Tower. Right now this is at the Police Station; they had to relocate their monopole due to our renovations. Right now they have a temporary pole up in the parking lot that was the Graves House and that is going to come down when they put the new antennas on the Water Tower. Mrs. Barth asked if the height had increased. Mrs. Daley stated that it had not changed the height. She stated that they were also adding a new 12' x 20' equipment shelter on property located at 18688 Royalton Road. From the City Planner there is no report and from Engineering there is no report on the Conditional Use Permit and the Site Plan is in approvable form. Mr. Foulkes stated that the Building Department needed the removal bond. They also have an existing lease for that temporary tower and that would need to be terminated. It will also need a plan review in accordance with the OBC. Mr. Kolick stated that it had passed ARB and also received a Certificate of Appropriateness from the Town Center Commission. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that there would need to be 4 conditions on this; the finalization of the Site Lease Agreement, posting of the Removal Bond, removal of the temporary tower and some other conditions with the Law Department.

AT & T: Mrs. Daley stated that this proposal is to install an above-ground Cabinet and Concrete Pad located within a private easement at 19808 Westwood Drive. It is the third house in. It is set back away from the road so there is no sight line obstructions. From the City Planner there is no report, from Engineering the Site Plan is in approvable form. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated this would need to be made subject to the conditions of the Town Center Commission.

The meeting was called to order at 8:00 PM by the Chairman, Mr. Ice.

Roll Call:

Members Present: Mr. Ice

Approval of Minutes

Mr. Ice – You have had a chance to review the minutes of October 8, 2009. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

SPRINT/ David Rocker, Agent

- a) Conditional Use Permit pursuant to C.O. Section 1273.03 and 1242.07 to permit 12 additional wireless antennas to be placed on the existing Cleveland Water Tank at the 130' elevation located at 18688 Royalton Road, PPN 396-10-014 zoned Public Facility.
- b) Site Plan approval to permit 12 additional wireless antennas to be placed on the existing Cleveland Water Tank at the 130' elevation and a 12' x 20' equipment shelter within the existing compound located at 18688 Royalton Road, PPN 396-10-014, zoned Public Facility. * *Town Center Certificate of Appropriateness 10/8/09. ARB Favorable Recommendation 10-20-09.*

Mr. Ice – Item Number One, Sprint, anyone wishing to speak in favor please step forward and state your name and address for the record.

Mr. Rocker – David Rocker with SureSite Consulting, representing Sprint, 3659 Green Road, Suite 317, Cleveland, Ohio 44122. Thank you for letting us appear before you this evening on behalf of Sprint. Sprint is here to request a Conditional Use Permit and Site Plan approval for the proposed 12 antennas on the Water Tank behind the Police Station. The Water Tank is owned by the City of Cleveland and the ground is owned by the City of Strongsville, also to place a 12' x 20' shelter, prefab shelter for the equipment to operate the antenna systems. As part of the proposal, Sprint will be running cables underground to the tank and up one of the legs of the tank and attached to the antennas which will be on the catwalk at approximately 130 feet. The cables will be inside a tube like casing similar to what I believe AT & T and T-Mobile already have up there. Everything will be painted to match the color of the tank as are the other antennas.

Mr. Ice – Is there anyone else who would like to speak in favor or against? I declare the Public Hearing closed. We will listen to the Administrative report. Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairman. From the City Planner, there is no report. From Engineering, there is no report on the Conditional Use Permit and the Site Plan is in approvable form. Thank you.

Mr. Ice – Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. There is no report on the Conditional Use and the Site Plan is in approvable form subject to a removal bond being provided to the City to cover any costs in the event removal of the additional antennas and the shelter is required. Also, the removal of the existing temporary antenna and termination of the existing lease for that temporary antenna. Also, a plan review in accordance with the Ohio Building Code. Thank you.

Mr. Ice – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department there is no report on the Conditional Use or the Site Plan. Thank you.

Mr. Ice – Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. This antenna was moved at the request of the City in order to, when we expanded the Police Facility, it was necessary to remove that antenna so it was really done at the City's request. There are some items that still need to be finalized. There is a Site Lease Agreement between the City of Cleveland, the City of Strongsville and Sprint. We have been working on that and getting close to resolving it, that should be a condition to any approval. The posting of the Removal Bond as noted by the Building Department. We have some other legal requirements and documents that need to be ironed out and the termination of that existing tower. We can go forward and approve it, it should be made subject to those items in my report and the Building Department report and that would be both of these items. The other item is that it is on City owned land so it would need to be approved by City Council as well. Thank you.

Mr. Ice – Thank you, also note for the record that it had favorable recommendation from the ARB and the Town Center Commission. Any questions?

Mrs. Barth – Mr. Chairman.

Mr. Ice – Mrs. Barth.

Mrs. Barth – I move to give favorable consideration for a Conditional Use Permit pursuant to C.O. Section 1273.03 and 1242.07 to permit 12 additional wireless antennas to be placed on the existing Cleveland Water Tank at the 130' elevation located at 18688 Royalton Road, PPN 396-10-014 zoned Public Facility, subject to the reports of the Law Department and the Building Department.

Mrs. Barth – Second.

Mr. Ice – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

Mrs. Barth – I move to give favorable consideration for Site Plan approval to permit 12 additional wireless antennas to be placed on the existing Cleveland Water Tank at the 130' elevation and a 12' x 20' equipment shelter within the existing compound located at 18688 Royalton Road, PPN 396-10-014, zoned Public Facility, subject to the reports of the Law Department and the Building Department.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

Mr. Ice – Okay, you are all set.

Mr. Rocker – Thank you very much.

NEW APPLICATIONS:

AT & T/ Eric Westerburg, Agent

Site Plan approval of an above ground electronic telephone cabinet and cement pedestal to be located in a private easement at 19098 Westwood Drive, PPN 392-30-035 zoned R1-75. * *Town Center Certificate of Appropriateness 10-8-09.*

Mr. Ice – Item Number Two, AT & T, please state your name and address for the record.

Mr. Williams – Mike Williams with AT & T, 136300 Lorain Road, Cleveland, Ohio. Requesting site plan approval to place an above ground electronic cabinet at the front of 19098 Westwood Drive in a private easement.

Mr. Ice – Thank you. We will listen to the Administrative report. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering, the Site Plan is in approvable form. Thank you.

Mr. Ice – Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department there is no report. Thank you.

Mr. Ice – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department there is no report. Thank you.

Mr. Ice – Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Any approval should be made subject to the Town Center Commission conditions that were imposed in their Certificate of Appropriateness. Thank you.

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

Mrs. Barth – Mr. Chairman.

Mr. Ice – Mrs. Barth.

Mrs. Barth – I move to give favorable consideration for Site Plan approval of an above ground electronic telephone cabinet and cement pedestal to be located in a private easement at 19098 Westwood Drive, PPN 392-30-035 zoned R1-75, subject to the conditions as laid out by the Town Center Commission.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

Mr. Ice – You are all set Mike.

Mr. Williams – Thank you.

MISCELLANEOUS BUSINESS:

Update from the administration on the Plaza at Southpark

Mr. Ice – Item Number Three under Miscellaneous Business. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. As the Commission is aware, the Cuyahoga County Common Pleas Court issued an order in June of 2005 permitting this project, the Plaza at Southpark to go forward. Pursuant to that order, rather than following our normal City proceedings through our review process through the Planning Commission, the Court created a technical review committee to approve that site plan and the detailed drawings for this project. That technical review committee, Mr. Chairman, made up of various departments here in the City including Engineering, Building, Fire, Law and so forth, spent numerous hours and meetings reviewing and requesting modifications. Ultimately that project was approved and we thought that we would at least bring it to you so that you would know what was going on with it. It does not require any further approval but with that our Engineering and Building Departments and myself spent some time, mainly the Engineering Department putting together a site plan, and I think everybody has those and with that I will turn it over to Lori and she can bring you up to date on some general items that have transpired both on and off the site for this approval. Thank you.

Mrs. Daley – Thank you Mr. Kolick. As Dan has said, everyone should have this color coded map in your packet. If you have been out driving past the site you will see that all the pavement is in and the buildings are going up. What is open currently is what is colored in pink and that is Best Buy, Ulta and Bed Bath and Beyond. Some of the tenant spaces are having the work done on the inside that is Costco, Fannie May, Dibella's Subs and Jared. Those are not open for business yet. The Chick-Fil-A, they have submitted plans that have been reviewed by the technical committee. That is not under construction as of yet. They are working on some of the underground and the curbing that is out there. The Chick-Fil-A has an outdoor eating area that is located in the front of the building. As for the improvements on the intersection, those are all currently in per plan. That includes the right deceleration lane into the Plaza at Southpark and the signal modifications at that intersection.

Mr. Kolick – Just a couple of other items on here, you will not that one of the items that the Court had directed that we paid attention to is the screening of the residential. You will note that the area and the setbacks, if you have been back there, there is a high wall back there and fencing to help screen those residential areas. You might want to address the total square footage Lori, what has been improved and what is still there.

Mrs. Daley – There is still approximately 51,000 SF of open tenant space. They could break those up into bigger or smaller units. I can't say just how many units there are open but it is approximately 51,000 SF that is still vacant.

Mayor Perciak – The Costco alone is 147,000 SF.

Mr. Kolick – Keith, you might want to address with the Commission the time schedule on some of these and what we have in place and what has been filed and maybe isn't that far along at this point.

Mr. Foulkes – Thanks Dan, I guess to continue what Lori Daley stated, we have issued Certificate of Occupancies for Best Buy, Ulta and Bed Bath and Beyond. We don't have any actual concrete dates, these are tentative as far as Costco, November 18th is their tentative opening date. With the other stores that are still currently under construction, potentially Petco could be the next one that would open. The Fannie May, DiBella's and Jared are currently under construction but I would say that those are 30 to 60 days out. We don't really have any detailed information on how close they are at this time.

Mr. Kolick – I guess that is it Mr. Chairman, unless the Commission has anything.

Mayor Perciak – I think that we should address the buffering of the land there too because that was a part of the overall plan.

Mr. Kolick – As a part of the order there was a dedicated green area. A number of acres there that was required. It was encumbered by Covenants and Deeds and can not be developed for any type of commercial use. That is the area that you see behind the Costco and to the west of the Costco and that is fixed and encumbered by the Covenants and Deeds and encumbered by the Court Order so that area will always stay that way. They have constructed the gas station pumps, I was down there, on the far eastern side of the property where the Costco is just to the south of the Costco dock areas are included in there. I guess that brings everybody up to date on everything, unless there are any questions.

Mr. Ice – This morning at Caucus we talked a little bit about the traffic issue that I have gotten several comments on.

Mr. Kolick – There were some items brought up this morning about the internal traffic items and we were going to take a look at a couple of areas. This site is difficult as you know because you are dropping down from one level to another level to another level. If you drive back there you will notice how much of a lower level Costco is from the others. It is difficult to work with. There are retaining walls that go on each side of this main drive and we have been looking at some of the sight lines in there and we are dealing with those now.

Mayor Perciak – Mr. Chairman, I think Lori Daley can address the light synchronization and timing and everything that we are doing there.

Mrs. Daley – Yes, like I stated before, we have the deceleration lane in. The signals now, there is a dual left turn out of the Plaza at Southpark. A dual left out of Howe Road heading west onto Route 82 along with the dual right out on east bound Route 82 from Howe Road. Coming off of the exit ramp on I-71, with the exception of the right turn lane, the deceleration lane, those will remain the same. You will have the two straight and the two left turns onto the south bound on Howe Road. The timing was adjusted basically so that we can get the new traffic out of the Plaza at Southpark that is why we needed the adjustments on there. The amount of green heading west, coming off of I-71 will remain the same as it is now so hopefully that will be okay. We will continue to monitor this intersection as more of these buildings are being opened and if any modifications are needed any time in the future we will do so accordingly.


Mr. Kolick – Also, I might add, there is the restricted right-out and right-in only on that far western drive as well.

Mrs. Daley – Yes, further down to the west there is the right-in and right-out only onto Route 82.

Mayor Perciak – One last thing, all the lights between Howe and Rt. 82 going west of Pearl are in the process of being retimed. Right now, as far as all the traffic studies, intersections right there are the busiest intersections west of the mall. We are going to move traffic the best that we can. We now are actually bringing additional cars and people into Strongsville to shop here. Once this Planning Commission and Council okayed that Regional Mall to come into Strongsville, Strongsville is forever changed and there is nothing that is going to turn it around and go back now. Now what we need to do is enhance and do the best we can and understand and live with the fact that we do have a regional presence and we have become a regional city.

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 8:16 p.m.



Jeffrey A. Ice, Chairman



Carol M. Oprea, Recording Secretary

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