

# STRONGSVILLE PLANNING COMMISSION

## MINUTES OF MEETING

February 26, 2009

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on **Thursday, February 26, 2009 at 7:30 p.m.**

Present: Planning Commission Members: Jeffery Ice, Chairman, Gregory McDonald, Mary Jane Walker, and Thomas Stehman, Mayor Thomas P. Perciak. Council Representative: Patrick Coyne. Administration: Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Building Commissioner, Tony Biondillo, Fire Department Representative, Randy French.

The following was discussed:

**McDONALD'S RESTAURANT:** Mrs. Daley stated that this is the expansion to the McDonald's. They purchased the back property that was residential, had it rezoned. They are going to be putting in the dual drive-thru and some additional parking in the rear. From the City Planner there were 5 areas of nonconformance and the BZA granted those variances on December 17, 2008. The ornamental fence along Cook has been extended and returned to the north to the mound. The revised landscape plan also meets the owner's comments which were made to the City Council which includes the mound along the eastern property line. From Engineering the plans are in approvable form. There are some notes that need to be added on for erosion control and their engineer is aware of this. Mr. Biondillo stated that the plans are in approvable form. Mr. French stated that there was no report from Fire. Mr. Biondillo also stated that there was an approved lighting report that referenced having some house side shields that will be monitored as they are being installed. Mr. Kolick stated that there were two documents which he still needed. One that was received was the use restrictions to limit it to no buildings and just a parking lot but any approval needs to be made subject to the receipt of the necessary cross easements in a form to be approved by the Law Department.

**WALGREENS:** Mrs. Daley stated that this is the previously approved site plan for the Walgreens at the corner of 130<sup>th</sup> and Boston Road. It is part of Boston Square. What they want to do is modify their prior approval. Walgreens wants exclusive rights to the parking on their site. Mr. Kolick stated nothing on the plan has changed. They are keeping the same entrance, ingress, egress, all utilities, everything else is the same. When we originally approved this it was approved as one parcel using all the parking and there was the required parking for all the uses, given all the buildings on this site. After all this is done and their building is up Walgreens has now requested and say that they now want just exclusive use to their parking spaces. We had Mr. Hill do a parking analysis to make some determination and basically we are okay with it. Walgreens is

just 4 parking spaces short which I don't think is anything of any great number and we have granted modifications bigger than that. The other uses have sufficient parking on their own lots even without the Walgreens so with that I don't think it is a problem to grant what they want. Obviously they would need to give my office some modified easement agreement from their original. I have spoken with their lawyer. If you approve it, you will approve it subject to that.

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

Roll Call:	Members Present:	Mr. Ice Mrs. Walker Mr. McDonald Mr. Stehman Mr. Coyne, Council Rep. Mayor Perciak
	Also Present:	Mr. Biondillo, Bldg. Com. Mrs. Daley, Design Engineer Mr. Kolick, Asst. Law Dir. Randy French, Fire Dept  Carol Oprea, Recording Secy.

**EXCUSE MRS. BARTH**

Mr. McDonald - Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald - I move to excuse Mrs. Barth for just cause.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**REVISED AGENDA**

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – I move to use the Revised 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 February 12, 2009. If there are no additions or corrections they will stand as submitted.

**FINAL APPROVALS:**

**McDONALD'S RESTAURANT/ Steve Payne, Owner**

Site Plan approval of a 13,703 SF addition to be used as additional parking lot and drive-thru for the existing site located at 14615 Pearl Road, PPN 396-18-016 and 048 zoned R-RS. \* *BZA Variances Granted 12-17-08.*

Mr. Ice – Item Number One, McDonald's Restaurant. Please state your name and address for the record.

Mr. Payne – Steve Payne, 22535 Lorain Road, Fairview Park, Ohio.

Mr. Ice – Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there are five areas of noncompliance with the Restaurant Recreational Service zoning district. The BZA did grant those variances on December 17, 2008. The ornamental fence along Cook has been extended and returned north to the mound and the revised landscape plan meets the owners comments made to City Council, this includes the earthen mound along the eastern property line. From Engineering, the plans are in approvable form. There are a few notes on erosion control that need to be added. I spoke with the applicant's engineer and those will be handled. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

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

Mr. Ice – Thank you. Mr. French.

Mr. 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. There were two documents that the applicant needed to give to us. One was a use restriction and I have received that. We will file that along with the approval. The second that they are aware of and their attorney assures me that he will be getting over to me is the required cross easements in a form to be approved by my office. I request that if you act favorably you do it subject to the engineering report and to the receipt of that cross easement by my office. Thank you.

Mr. Ice - Thank you. Are there any 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 13,703 SF addition to be used as additional parking lot and drive-thru for the existing site located at 14615 Pearl Road, PPN 396-18-016 and 048 zoned R-RS, subject to the Engineering report as well as the receipt of the necessary cross easements and approval by the Law Department. \* *BZA Variances Granted 12-17-08.*

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**NEW APPLICATION:**

**WALGREENS/ Tim Dean, Agent**

To modify the prior site approval of the Planning Commission on February 28, 2008 to permit separate parking for the Walgreen's property located at 19700 W. 130th Street on PPN 399-33-008 zoned General Business. *BZA Variances granted 1-23-08. ARB Favorable Recommendation 2-12-08.*

Mr. Ice – Item Number Two, Walgreens. Please state your name and address for the record.

Mr. Dean – Tim Dean, 22100 Horseshoe Lane, Strongsville, Ohio.

Mr. Ice – Thank you. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there is no report. From Engineering, there is no report. Thank you.

Mr. Ice – Thank you. Mr. Biondillo.

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

Mr. Ice – Thank you. Mr. French.

Mr. 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. This was originally approved by the Planning Commission as one unit with all the parking together. The applicant has come in and at the request of Walgreens is now asking us to change that approval such that Walgreens parking can stand on their own and they can release from the easement the crossivity for lack of a better word for the parking between the parcels. We had Mr. Hill do a parking study and he determined that the Walgreens parcel can stand on its own and it would not bring any deficiency on the other parcels so I think you are in a position to approve this as the applicant knows, subject to modification of the easement agreement in a form to be approved by my office. Thank you.

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

Mr. McDonald - Mr. Chairman.

Mr. Ice - Mr. McDonald.

Mr. McDonald - I move to give favorable consideration to modify the prior site approval of the Planning Commission on February 28, 2008 to permit separate parking for the Walgreen's property located at 19700 W. 130th Street on PPN 399-33-008 zoned General Business, subject to modification of the easement agreement approved by the

Law Department. *BZA Variances granted 1-23-08. ARB Favorable Recommendation 2-12-08.*

Mrs. Walker - Second.

Mr. Ice - Secretary, please call the roll.

Roll Call: All Ayes APPROVED

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 8:07 p.m.

*Jeffrey A. Ice*   
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Jeffrey A. Ice, Chairman

*Carol M. Oprea*   
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Carol M. Oprea, Recording Secretary

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Approved