

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 7, 2010

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on **Thursday, October 7, 2010 at 7:30 p.m.**

Present: Planning Commission Members: Jeffery Ice, Chairman, Gregory McDonald, Mary Jane Walker, and Charlene Barth; Council Representative Raymond Haseley; Mayor Thomas Perciak; ARB Chairman: Bill Boron; 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:

Clearwire – Lunn Road: Mrs. Daley stated that this proposal is to construct a 190' monopole and 2,500 SF fenced compound to be located at 20025 Lunn Road. It is going to be located between the baseball diamonds and the football field. From the City Planner there is no report on the Conditional Use Permit and on the Site Plan it does meet the zoning requirements. From Engineering it is in approvable form. Mr. Foulkes stated that the plans are in approvable form. He stated that they were still waiting for the Removal Bond. Mr. French stated that there was no report from Fire. Mr. Boron stated that the ARB gave favorable recommendation and that the applicant agreed to adjust the fence height to 8' to meet current code. The school also requested a 10' high netting on the top and we have no problem with that. Mr. Kolick stated that the Commission could act on this matter subject to the receipt of the Removal Bond per the report of the Building Department.

Clearwire – Webster Road: Mrs. Daley stated that this proposal is to co-locate on an existing high tension tower located on Webster Road near Fire Station 1 and Albion Middle School. From the City Planner regarding the Site Plan, it does meet the zoning requirements. From Engineering there is no report on the Conditional Use Permit and the Site Plan is in approvable form. Mr. Foulkes stated that from the Building Department there is no report on the Conditional Use Permit and the Site Plan is in approvable form subject to a plan review according to the OBC and a \$25,000.00 Removal Bond. Mr. Boron stated that the ARB gave Favorable Recommendation on this on 9-21-10. One thing that was recommended is that they do not put in the indicated landscaping. There is nothing around it and maintenance is an issue and the Board recommended that they not put in the landscaping. Mr. Kolick stated that any approval needed to be made subject to the receipt of the Lease Agreement and the Removal Bond.

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Schneider Reserve – Mrs. Daley stated that this proposal is to construct Phase 4. This extends out North Bexley and ties into Sagamore Circle which was completed in phase 3. There are 35 Single Family sublots. From the City Planner the Preliminary-Final Subdivision Plan for Phase 4 is in accordance with the Revised Preliminary Development Plan approved by the Commission on 12/22/09. From the Engineering Department the plans are in approvable form subject to the following; A SWPPP binder is required and minor revisions to the plans and a review of the storm system along the southerly property line. Comments have been submitted to the applicant’s engineer and we are in receipt of a letter from them stating that they intend to take care of those revisions. The applicant stated that this is the last phase in Schneider Reserve but that there is some vacant land abutting the subdivision that they were considering that land for possible future development. Mrs. Daley stated that there was some off-site drainage areas to the east that goes into an existing catch basin located on the subdivision to the south. It is basically not getting into the catch basin, overflowing and running along the backs of the properties. We have talked to Pulte and the engineer and they are looking to see if there is anything that they can do that might help pick up some of that water. Mr. Foulkes stated that from the Building Department the plans are in approvable form. Mr. French stated that there is no report from the Fire Department. Mr. Boron stated that the ARB had looked at this matter and approved the buffering to the adjacent property. Mr. Kolick stated that we are in receipt of the Posting Ordinance, the Tree Plan was approved and already in place, we have a copy of the Mailbox Plan. The original Covenant and Deed Restrictions encompassed the whole subdivision so that is in order; the Commission can act on this matter.

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

Also Present:

Mr. Foulkes, Asst Bldg. Com.
Mrs. Daley, Engineer
Mr. Kolick, Asst. Law Dir.
Randy French, Fire Dept
Mr. Boron, ARB Chairman

Carol Oprea, Recording Secy.

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to the compound to retrieve any balls that may be inside. We meet all sections of your code in terms of setbacks.

Mr. Ice – Is there anyone else wishing to speak in favor or against? Seeing and hearing none I declare the Public Hearing closed and we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner the plan does meet the zoning requirements for a Public Facility zoning. From Engineering there is no report on the Conditional Use and the Site Plan is in approvable form. Thank you.

Mr. Ice – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, regarding the Conditional Use, there is no report. On the Site Plan, it is in approvable form subject to the receipt of \$50,000.00 Removal Bond and a plan review in accordance with the Ohio Building Code. Thank you.

Mr. Ice – Thank you, Mr. Boron

Mr. Boron – Thank you Mr. Chairman. As the applicant stated, the fence needs to be 8' high not 10' per the code. The netting on top of the fence as requested by the High School was approved by the ARB. Thank you.

Mr. Ice – Mr. French.

Mr. French – Thank you Mr. Chairman. There is no report from the Fire Department. Thank you.

Mr. Ice – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. I have received the Lease Agreement for this site. Any approval on Item "a" should be made subject to the receipt of the Removal Bond. Thank you.

Mr. Ice – Are there any questions or comments? Hearing none, I would entertain a motion for Clearwire.

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

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Mr. Sindyla – This proposal would be to co-locate antennas on the existing high tension line tower off of Webster Road, directly adjacent to the Turnpike. Since we are not constructing a new tower in this area this site fulfills the intent and design of the Strongsville Planning and Zoning Code. The only thing that we do need is to provide a Lease with First Energy and it is in process as we speak and a \$25,000.00 Removal Bond.

Mr. Ice – Is there anyone else wishing to speak in favor or against? Seeing and hearing none I declare the Public Hearing closed and we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner the proposal does meet the zoning requirements for an R1-75 Zoning District. From Engineering, there is no report on the Conditional Use and the Site Plan is in approvable form. Thank you.

Mr. Ice – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, there is no report on the Conditional Use. The Site Plan is in approvable form subject to the receipt of a \$25,000.00 Removal Bond and a plan review in accordance with the Ohio Building Code. Thank you.

Mr. Ice – Thank you, Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did grant Favorable Recommendation and we recommended that the landscaping that was proposed not be put in since it backs up to the Turnpike and there is nothing near this. Thank you.

Mr. Ice – Mr. French.

Mr. French – Thank you Mr. Chairman. There is no report from the Fire Department. Thank you.

Mr. Ice – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. I have not yet received a Lease Agreement on this however, I did receive this week, the site reservation notice so we can go ahead and act on it however, Item “a”, if it is approved should be made subject to the bond and subject to the receipt of a proper Lease Agreement by my office. Thank you.

Mr. Ice – Are there any questions or comments? Hearing none, I would entertain a motion for Clearwire.

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Mr. Katanic – Stan Katanic with Pulte Homes, 387 Medina Road, Medina, Ohio 44256. We are asking for Preliminary and Final Approval of Phase 4 of the Schneider Reserve Subdivision which is in accordance with the previously approved Overall Development Plan. The Phase consists of 35 lots zoned in an R1-75 District and we respectfully request your approval tonight.

Mr. Ice – Thank you we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner the Preliminary – Final Subdivision Plan for Phase 4 is in accordance with the Revised Preliminary Development Plan approved by the Commission on 12/22/09. From Engineering the plans are in approvable form subject to the following; A Storm Water Pollution Prevention binder and there were also some minor revisions to the plans. We have been in contact with the applicant and his engineer and they have already sent back a response letter stating that they are going to address all of our comments. One in particular is maybe doing some sort of catch basin and storm sewer to help the drainage to the subdivision to the south. The applicant is working with us on that. There is also a Tree Plan for all 4 phases of the subdivision that was submitted and previously approved on December 6th, 2004. Thank you.

Mr. Ice – Thank you, Mr. Foulkes.

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

Mr. Ice – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did previously approve the landscaping for the adjacent neighbors to the south.

Mr. Ice – Mr. French.

Mr. French – Thank you Mr. Chairman. There is no report from the Fire Department. Thank you.

Mr. Ice – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We have received the Posting Ordinance, the Covenant and Deeds were previously filed and they incorporated this phase as well so you are in a position to act on it this evening subject to the Engineering Report. Thank you.

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Mr. Ice – Are there any questions or comments? Hearing none, I would entertain a motion for Schneider Reserve.

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Preliminary and Final Subdivision approval for Phase 4 of Schneider Reserve Farms SFD & CD Subdivision consisting of 35 Single Family Sublots to be located at Whitney & Webster Road, PPN's 395-22-001, 002, and 004 zoned R1-75, subject to the report of the Engineering Department.

Mrs. Walker – Second.

Mr. Ice – Secretary please call the roll.

Roll Called

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 8:10 p.m.

Jeffrey A. Ice ^{1st} _____

Jeffrey A. Ice, Chairman

Carol M. Oprea ^{1st} _____

Carol M. Oprea, Recording Secretary

Approved