

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 18, 2010

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, November 18, 2010 at 7:30 p.m.***

Present: Planning Commission Members: Charlene Barth, Acting Chairman, Gregory McDonald, and Mary Jane Walker; Council Representative Raymond Haseley; Mayor Thomas P. Perciak; Administration: Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, and Fire Department Representative, Randy French and ARB Chairman, Bill Boron.

The following was discussed:

THE B-SPOT: The B-Spot: Mrs. Daley stated that this is a proposal for a sit-down restaurant at the Greens next to Starbucks. They did put in the concrete planters out front as requested by the Police Department for protection especially because there is that glass door there that will be open during the summer. From the City Planner, there is no report on the Conditional Use. On the Site Plan the required parking is 1,689 Spaces and they are providing 1690 Spaces, those numbers are for the entire shopping plaza, phase 1 and 2. From Engineering there is no report. Mr. Foulkes stated that from the Building Department the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. Mr. Boron stated that it did go through ARB. There was one issue on it, they are showing a black background for the signage and the rest of the center has a white façade on all the other stores. The vote through ARB was 4 to 2 for the black façade. Mr. Biondillo and I voted against the black background. We felt that it may cause a precedent in the center and other tenants would want to put colors on the façade. It did not come in for signage it was just looked at for the elevations, planters and glass door. Mr. French stated that the building is fully sprinkler protected and that the applicant was going to have a sprinkler designer to look at the protection under the door. They stated that they might go with a door lift system that would not require additional heads. Either way they will have a certified sprinkler designer sign off on that. Mr. Lalli stated that they intended to use a high lift door and there is a 19 foot deck height, so it will go up and then at the very top there might be a panel that folds slightly. The door will not come up and sit in a horizontal position. Mr. Kolick stated that the Commission could act on this matter.

DiFIORE: Mrs. Daley stated that this proposal is to consolidate PPN 397-06-030 and 031, properties located at 16980 and 16988 Hunting Meadows Drive. Currently there is one house on each parcel and the intent is to join the houses to create one single family home. In order to do that they have to consolidate both parcels so there is only one parcel there. The applicant stated that there would be 9 bedrooms and that the house
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after construction would be approximately 8,000 SF. Mrs. Barth asked what the purpose of joining both houses into one large structure would be used for. The applicant stated that he has 5 children and that he wanted a bedroom for each one. Mrs. Daley stated that it appears from the floor plan that was submitted that the intent is for a single family home not a two family residence. From the City Planner the request is to consolidate PPN 397-06-031 and 030 to create one new parcel (1) having a Lot Width of 168' and Lot Area of 36,856 SF. Parcel 1 is zoned R1-75 which requires a minimum Lot Width of 75' and Lot Area of 12, 700 SF. There is currently a dwelling on PPN 397-06-030 and 031. From Engineering the Lot Consolidation Plat is in approvable form. Mr. Foulkes stated that there was no report from Building. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission was in a position to approve this matter subject to the two structures being consolidated into one home since we do not allow two homes on one lot. Mr. McDonald asked if the neighbors have complained about this. Mr. Kolick stated that they would not know about it until the posting placard for the construction was posted. Mr. Kolick stated that the applicant came in with this application for consolidation much earlier in the year and that the administration told him that the Commission could not act on it until there were plans submitted for the consolidation of the two homes. He has submitted those plans and they have been reviewed and approved.

CLEARWIRE: Mrs. Daley stated that this is a revised proposal to construct a 160' 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. It was originally given a Favorable Recommendation by Planning and returned to Council where they turned it down. They then reconsidered and Clearwire has agreed to lower the tower height to 160'. It was originally proposed at 190' so that is the only difference from this submittal is that it is now a 160' monopole as opposed to 190' in the same location. From the City Planner there is no report on the Conditional Use Permit and on the Site Plan, the tower height has been changed. The proposed tower is now located 664' from the nearest abutting residential district line to the west and 528' to the south. From Engineering, there is no report on the Conditional Use Permit and the Site Plan is in approvable form. Mr. Foulkes stated that the plans are in approvable form subject to a plan review in accordance with the OBC. Mr. Boron stated that the ARB gave favorable recommendation on 9-21-10. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated everything was exactly what was approved last time except that the height went down from 190' to 160'. He stated that the Commission could act on this matter and then send it back to City Council.

The meeting was called to order at 8:00 PM by the Acting Chairman, Mrs. Barth.

Roll Call:

Members Present: Mrs. Walker

Mr. McDonald

Approval of Minutes

Mrs. Barth – You have had a chance to review the minutes of November 4, 2010. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

THE B-SPOT/Rick Lalli, Agent

a) Conditional Use Permit pursuant to C. O. Sections 1242.07 and 1258.03(a)(3)(A)(6) to allow B-Spot to occupy 3,300 SF of space as a sit down restaurant and allowing a maximum seating of 121 for property located at 18066 Royalton Road, PPN 396-11-003 zoned General Business.

b) Site plan approval of the renovations to the front elevations of the tenant site to install a glass overhead door for 18066 Royalton Road, PPN 396-11-003 zoned General Business.

Mrs. Barth – Item Number One, The B-Spot, we will open the Public Hearing and anyone wishing to speak in favor please step forward and state your name and address for the record.

Mr. Lalli – Rick Lalli, 1272 River Bed Street, Cleveland, Ohio.

Mr. Petcovick – Doug Petcovick, 31325 Drake Drive, Bay Village, Ohio.

Mr. Lalli – We are asking for approval to operate a restaurant in a 3,300 SF space, approximate seating for 121 people, formerly Bombay.

Mrs. Barth – 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 Mrs. Chairman. From the City Planner there is no report on the Conditional Use. On the Site Plan, the total required parking is 1,689 spaces and they are providing 1,690 spaces. From Engineering there is no report on the Conditional Use or the Site Plan. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairman. From the Building Department, regarding the Conditional Use, there is no report. On the Site Plan, it is in approvable form subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mrs. Barth – Thank you, Mr. Boron

Mr. Boron – Thank you Mrs. Chairman. The Architectural Review Board gave Favorable Recommendation on November 16, 2010. I wanted to bring up that there was a 4 to 2 vote for the black background, the concern was none of the other façades is painted black, they are all white or a very light color but it did get Favorable Recommendation. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mr. Chairman. As previously stated the Fire Department is concerned with sprinkler protection. The applicants stated that they will have a certified sprinkler contractor view their plans. Perhaps they will switch to a different door, a roll up or lift up door that will still ensure sprinkler protection under the door. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairman. They did add the concrete planters to protect the sidewalk area as we requested and it is now shown on the plans. You are in a position to act on Item “a” and Item”b” should be made subject to the Fire Department report regarding the sprinkler system. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for The B-Spot.

Mr. McDonald – Mrs. Chairman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – For the applicant, when do you expect to open?

Mr. Pecovick - We are shooting for late January or early February so probably middle of March. That is usually how these things go.

Mr. McDonald – With the garage door and the opening to the outside, is there outside seating with this.

Mr. Pecovick – There is not.

Mr. McDonald – So it is just for ambience.

DiFIORE/ Tony DiFiore, Principal

Parcel Consolidation of PPN 397-06-030 and 397-06-031 located at 16980 and 16988 Hunting Meadows Drive zoned R1-75.

Mrs. Barth – Item Number Two, DiFiore, please step forward and state your name and address for the record.

Mr. DiFiore – Tony DiFiore, 16980 Hunting Meadows Drive, Strongsville, Ohio 44136.

Mrs. Barth – Mr. DiFiore, can you explain what you want to do?

Mr. DiFiore – We are looking to do a lot consolidation to make two houses of one.

Mrs. Barth – What will be the total square footage of this home?

Mr. DiFiore – Close to 8,000 SF.

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

Mrs. Daley – Thank you Mrs. Chairman. From the City Planner the request is to consolidate PPN 397-06-030 and 031 to create new parcel (1) having a Lot Width of 168' and Lot Area of 36,856 SF. Parcel 1 is zoned R1-75 which requires a minimum Lot Width of 75' and Lot Area of 12, 700 SF. There is currently a dwelling on PPN 397-06-030 and 031. From Engineering the Lot Consolidation Plat is in approvable form, I do just want to note to Planning Commission that the applicant does have an approved plan to join the two existing houses to create one single family home. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

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

Mrs. Barth – Mr. French.

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

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairman. The only other item that I have is that any approval forthcoming should be made subject to the two structures being consolidated

into one home. Just for the applicant, I know that you have a large family but, this is just zoned for single family and for a family use, you understand this?

Mr. DiFiore – I understand. Thank you.

Mayor Perciak – Sir, you are consolidating this and that is your prerogative but why put these two house together, resale value is going to be difficult once you do this. You are aware of all that?

Mr. DiFiore – Yes sir, just to give you a little bit of history. I grew up across the street and lived there my whole life. When I graduated college I bought the house across the street from where I grew up. A few years later my parents bought the house on the other side of me. My sister lives in my other house across the street. We all live in the same area and don't ever plan on moving out of the City.

Mayor Perciak – I am glad to hear that but by the same token by doing this consolidation you are putting together and creating an 8,000 SF home and it is going to be a difficult resale just so you are aware of it in going forward. Do you still want to do it?

Mr. DiFiore – For sure.

Mayor Perciak – Okay.

Mrs. Barth – Are there any other questions?

Mr. McDonald – Yes, Madame Chairman. The Homeowners Association, to what extent have they been involved?

Mr. DiFiore – Hunting Meadows does not have a Homeowners Association. That is one reason that I like to stay in that neighborhood. You can have fences, you can do a lot of things a Homeowners Association will not allow.

Mr. McDonald – Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for DiFiore.

Mr. McDonald – Mrs. Chairman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel Consolidation of PPN 397-06-030 and 397-06-031 located at 16980 and 16988 Hunting Meadows Drive zoned R1-75 subject to the two (2) structures being consolidated into one home.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

Approved

CLEARWIRE/ John Sindyla, Agent

a) Revised Conditional Use Permit pursuant to C.O. Section 1273.03 and 1242.07 to permit the installation of a 160' monopole and 2,500 SF fenced compound to be located at 20025 Lunn Road, PPN 393-26-003 zoned Public Facility.

b) Revised Site Plan approval to permit the installation of a 160' monopole and 2,500 SF fenced compound to be located at 20025 Lunn Road, PPN 393-26-003 zoned Public Facility.

Mrs. Barth – Item Number Three, Clearwire, please step forward and state your name and address for the record.

Mr. Sindyla – Robert Sindyla, 7425 Royalton Road, North Royalton, Ohio 44133. We represent Clearwire and we are here to ask this Board to approve the reduction of the tower height from 190' to 160'.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner there is no report on the Conditional Use and on the Site Plan, this is an approved use in Public Facility if it meets zoning requirements. From Engineering there is no report on the Conditional Use and the Site Plan is in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairman. From the Building Department, regarding the Conditional Use, there is no report. Regarding the Site Plan the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mrs. Barth – Mr. Boron.

Mr. Boron – Thank you Mrs. Chairman. The site did get Favorable Recommendation on 9-21-10 with the same stipulations that the fence be 8' high and the allowable netting that was agreed on with the School. Thank you.

Mrs. Barth – Mr. French.

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

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairman. Council had denied our original recommendation at 190', they then reconsidered and sent it back for our consideration at 160'. We have the same site plan, same application other than the height has been dropped 30' and you are in a position to give a recommendation back to City Council. Thank you.

Mrs. Barth – What was the reason for the application coming back?

Mr. Kolick – I can't speak for Council but I would think maybe aesthetically or how it is going to be viewed by neighboring property owners.

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

Mr. McDonald – Mr. Chairman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Revised Conditional Use Permit pursuant to C.O. Section 1273.03 and 1242.07 to permit the installation of a 160' monopole and 2,500 SF fenced compound to be located at 20025 Lunn Road, PPN 393-26-003 zoned Public Facility.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

Approved

Mr. McDonald – I move to give favorable consideration for Revised Site Plan approval to permit the installation of a 160' monopole and 2,500 SF fenced compound to be located at 20025 Lunn Road, PPN 393-26-003 zoned Public Facility.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

Approved

Mrs. Barth - 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.

Charlene Barth, Acting Chairman

Carol M. Oprea ^{1st}
Carol M. Oprea, Recording Secretary

Approved

