

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 4, 2010

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on **Thursday, November 4, 2010 at 7:30 p.m.**

Present: Planning Commission Members: Charlene Barth, Acting Chairman, Mary Jane Walker and Thomas Stehman; City Council Representative. Raymond Haseley; Administration: Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, and Fire Department Representative, Randy French and Architectural Review Board Chairman, Bill Boron.

The following was discussed:

Mrs. Barth congratulated Mr. Gallagher on his win of the County Council seat.

Rad Air: Mrs. Daley stated that this proposal is to construct a 10,502 SF automotive service facility to be located on Pearl Road south of Catan's Bridal. It is a new building with an asphalt parking lot and detention basin in the back. From the City Planner there are five areas that do not comply with Motorist Service zoning. Lot Area; required is 2.0 acres, they are indicating 1.87 acres. Lot Width; required is 200' and they are indicating 122.5'. Side Building Setback; required is 25' and they are indicating 10'. Side Parking Setback; required is 10' and they are indicating 5'. Side Canopy Setback; required is 25' and they are indicating 5'. From the Engineering Department, we received final plans yesterday and comments will be provided after review. Mr. Foulkes stated that from the Building Department, it is in approvable form subject to the variances being granted and a plan review in accordance with the Ohio Building Code. They will also need a lighting report. From the CPTED Officer, there should be some kind of fencing required around the detention basin due to the location of the retention pond and it being located near the school. Mr. French asked the applicant what the height of the canopy was going to be. Mr. Cerny stated that it was going to be 12' high. Mr. French stated that it would need to be at least 10' high for Fire safety vehicles. He asked if the applicant was going to label the height on the outside of the canopy. Mr. Cerny stated that they could do that. Mrs. Barth asked what the purpose for the canopy was. Mr. Cerny stated that it was to provide a sheltered area for pickup and drop-off of vehicles. Mr. Kolick stated that the Planning Commission had the right to request fencing the retention pond if they felt that it was a potential safety hazard due to the location and depth of the water. He stated that this matter should be denied to allow them to proceed to the BZA for the necessary variances. They could then go over to the ARB after the variances were granted and they would need the lighting plan before coming back for final approval. The other item is that on applications like these that they agree to keep the bay doors down except when they are moving in and out the

vehicles. Mrs. Barth asked if there was a paging system. Mr. Cerny stated that he did not know if there was one or not. Mr. Kolick stated that they were pretty far from any residential property so that would not be a major concern.

The B-Spot: Mrs. Daley stated that this is a proposal for a sit-down restaurant at the Greens next to Starbucks. It shows seating for 121 maximum, 3,300 SF space that they will be utilizing. 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. Kolick asked Mrs. Daley to explain what was going to be done to the storefront. Mrs. Daley stated that the tenant intended to have a glass roll up door somewhat like a garage door to provide an open air feeling to the site. Mr. Lalli stated that his client had a prototype that they were working from and that the door would be approximately 14' wide and opens to the sidewalk in front of the tenant space. He stated that there was also another entry door with a separate vestibule area. Mr. Lalli stated that it was a typical garage door but it was made of glass. He stated that they were working on making it go up straight. Mr. Kolick stated that would relieve one of the concerns of the Fire Department because of possible interference with the fire heads. Mr. Lalli stated that he talked about fencing for that area to his clients and they stated that was up to the State Liquor Agency. Mr. Kolick stated that might be true but that as a City it is still possible that we might require something over and above what they require. There are two concerns, people wandering out into the parking lot and cars hitting the building, when there is liquor involved. The safety of the patrons is also a concern of the City. They might put some railings back far enough so that people can still use the sidewalk to get back and forth to the coffee shop. Mr. Kolick stated that they did not need to do the sides, just the front. Mr. Lalli stated that they could have a gate for control also. Mr. Foulkes stated that the only place they would be able to put a gate is by the columns in front of the sidewalk but that would invite the use of that area as a patio. Mr. Kolick stated that maybe they should consider a planter or something that is lower and he stated that the applicant should meet with the administration to discuss this issue. Mr. Foulkes stated that from the Building Department they will be required a plan review in accordance with the Ohio Building Code. There is a report from the CPTED Officer which states with the use of the overhead garage style door, access from the sidewalk will be very open to pedestrian traffic if the door is used for the purpose of an open air feeling. There is some concern about traffic and pedestrians walking out into the parking lot. There is a suggestion of putting some kind of barrier, a planter or some other form to help prevent that from occurring. Mr. Kolick explained that there should be some consideration to some form of barrier between the pillars in the front of the building to help keep people from congregating out there. Mr. French stated that the building is fully sprinkler protected and there is concern of how that glass door will go up. Mr. Kolick stated that we will

need to set it for a Public Hearing for the Conditional Use and we can send the Site Plan to the ARB. There was one other item that came up and we would like them to look at. The overall parking is going to be fine but this sort of sits on an island of its own and as you know the roadway comes in and wraps around to the rec center behind it. Phase 2 itself only has 168 spaces. Given the users within this small area, they need 239 spaces, which tells us that most likely people will be using the area over by Third Federal and Fridays and will have to cross the roadway, or they are going to be using the area by Target and crossing the roadway. We would like them to possibly look at adding some crosswalks or doing something to address safety of patrons to traverse between the two areas. Mrs. Daley stated that crosswalks could not be put in because of the configuration of the area. Mr. Kolick stated that it should be explored because people are going to be using those other areas. There are 121 seats just in this area and not including the other tenants there. We can't add a stop sign because that would key the traffic too far back. Mr. Lalli stated that they could look at another area for their employees to park and that would free up some spaces. Mr. Kolick stated that would be helpful.

Westfield Southpark Mall: Mrs. Daley stated that this proposal is for the addition of signage at the Giant Eagle store. This is a revision to the Master Sign Program. From the City Planner, there is no report. From Engineering there is no report. Mr. Foulkes stated that there was no report from Building. Mr. Boron stated that the signage and master sign program revision received approval from the ARB on 11-2-10. Mr. French stated that there is no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter and it would have to then proceed to City Council.

Ordinance No. 2010-147: Mr. Haseley stated that he would like to take back to City Council a favorable recommendation. This is a 30' sewer easement, utility easement that is no longer needed. There is no longer a need for this easement so we are going to ask that it be vacated.

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

Roll Call:

Members Present: Mrs. Barth
Mrs. Walker
Mr. Stehman
Mr. Haseley, Council Rep.

Also Present: Mr. Foulkes, Asst Bldg. Com.
Mrs. Daley, Engineer
Mr. Kolick, Asst. Law Dir.
Randy French, Fire Dept.

are indicating 1.87 acres. Lot Width; required is 200' and they are indicating 122.5'. Side Building Setback; required is 25' and they are indicating 10' on the south side. Side Parking Setback; required is 10' and they are indicating 5' on the north side. Side Canopy Setback; required is 25' and they are indicating 5'. From Engineering we did receive final plans and they are under review. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairman. From the Building Department, the plans are in approvable form subject to receiving the required variances as noted in the Cit Planner's Report. Also, approval of a lighting report for the parking and exterior lighting and a plan review in accordance with the Ohio Building Code. I also have a CPTED Report from Ptl. Greg Drlik and in his review areas there is no outstanding issue with the exception of Territorial Reinforcement. He notes that depending on the type of detention pond that would be in the rear of the property, a fence of some type to keep people out might be warranted. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairman. The canopy that is on this structure, the applicant states that it would have 12' clearance for vehicles to pass under. That is acceptable for the Fire Department, we need a minimum of 10'. The applicant states that they would be willing to put the height numbers on the canopy for vehicles passing through. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairman. We need to deny this to send it to the BZA. We would ask that the applicant contact us administratively to consider some type of fencing around the retention basin and to look at the lighting plan and in the past we have required the applicants of these types of uses to keep the bay doors down except when they are moving vehicles in and out and that would be appropriate here as well. If they are approved by the BZA they can go over to the ARB. Thank you.

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

Mrs. Walker – Mrs. Chairman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Site Plan approval of a 10,502 SF Automotive Service Facility to be located on Pearl Road, PPN 392-30-003 zoned Motorist Service.

Mr. Stehman – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Nays

Denied

Mrs. Barth – We refer you over to the BZA on November 10th and from there you can move on to the ARB.

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 Two, The B-Spot,

Mr. Lalli – Rick Lalli, 1272 Riverbed Street, Cleveland, Ohio 44113. We are creating a new B-Spot in the old Bombay store in the Greens of Strongsville. The site is 3,300 SF and a proposed 121 seating sit-down restaurant.

Mrs. Symon – Liz Symon, owner, partner.

Mr. Richardson – Scott Richardson, designer.

Mrs. Barth – Thank you we will now 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 Permit and 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, the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. I also have a CPTED report from Ptl. Drlik with no outstanding issues cited other than the access control. He notes with the use of the overhead garage style door, access from the sidewalk will be very open to pedestrian traffic if the door is used for this purpose for an open air feeling. That being said, I don't see this as a problem. He did note that there may be some need for some type of barrier, subtle or permanent that would protect any pedestrians outside the restaurant at that time. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairman. With the operation of this overhead door if it truly does roll up like a conventional garage door, it would block the sprinkler protection throughout this building so there are conditions for the attached sprinkler heads that will protect this area also once the door is expanded up. They would have to have their sprinkler designer look at that to provide the proper protection. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairman. First, for the applicant, will this be just beer and wine or a full liquor permit?

Mrs. Symon – Full liquor permit.

Mr. Kolick – Untill 2:00 a.m.?

Mrs. Symon – Well, I am not sure exactly which permit we are going to get. Currently our Eaton location, we are only open till 10:00 p.m. so we will probably get the minimal hours with whichever permit we obtain. We will not be open till 2:00 a.m.

Mr. Kolick – One of the items our Planner noted, the overall parking for the Commission, this phase in and of itself with another restaurant type use would not meet the code requirements. The code would require a 239 spaces for just this phase. Whereas they have only 168 spaces so they are 71 spaces short. That is not a concern overall because there is sufficient parking in the shopping center. He did have some concerns about where individuals would be parking. We do ask that you come in administratively, talk with the administration to make sure that we can traverse safely in those areas that are across the roadway. They may or may not be able to do anything with those by way of crosswalks due to the location of signage. One other item that is probably a good idea is to probably require your employees to park away from that phase. They will only traverse it once, rather than the patrons coming in and out. That is something you need to look at. At this point we will need to set it for a Public Hearing, they can meet with us

administratively, look at the issue on the pedestrians and also look at the issue of something to do on the sidewalk as we discussed in caucus. They can get the plans back to the Fire Department and we will set it for the Public Hearing on the Conditional Use and they can proceed to the ARB since it is going to be minimal what they are doing outside, other than changing the front elevation. Thank you.

Mrs. Barth – We are very excited that you are here and we want you to be successful. As a member I am concerned that we provide some type of barrier so that they do not go out into the street. We won't be acting on it as Mr. Kolick said, we will set it for a Public Hearing on November 18th on the Conditional Use and we will send the Site Plan to the ARB on November 16th.

WESTFIELD/SOUTHPARK MALL/Caroline Creamer, Agent

Amendment to the Master Sign Program for Westfield Shoppingtown South Park Mall adding (1) sign at location 4A for the Giant Eagle store, property located at 500 South Park Center, PPN 396-20-001 zoned Shopping Center.

Mrs. Barth – Item Number Three, Westfield, no representative is present.

Mr. Kolick – We can probably move forward on this item, it has already been to ARB. It does have to go forward to Council. You can go forward if it is the pleasure of the Commission to do so.

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

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

Mr. Boron – Thank you Mrs. Chairman. They did get favorable recommendation from the ARB on the Master Sign Program and the signage also. 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. We are in a position to act on this, if approved it would need to be confirmed by City Council. Thank you.

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

Mrs. Walker – Mrs. Chairman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Amendment to the Master Sign Program for Westfield Shoppingtown South Park Mall adding (1) sign at location 4A for the Giant Eagle store, property located at 500 South Park Center, PPN 396-20-001 zoned Shopping Center.

Mr. Stehman – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

Approved

REFERRALS FROM COUNCIL:

Mrs. Barth – Mr. Haseley.

Mr. Haseley – Thank you Mrs. Chairman. This ordinance is a utility easement that we are asking to be vacated, it is no longer needed. It was for sewers on private property. It has been answered from another direction so it is no longer required. I am asking for a favorable to send back to City Council.

Mrs. Barth – Mr. Haseley, we are vacating it but they are not doing anything on this property correct?

Mr. Haseley – No the only thing involved here is the utility easement.

Mrs. Barth – **ORDINANCE NO. 2010-147.** AN ORDINANCE VACATING AND EXTINGUISHING A UTILITY EASEMENT ON PERMANENT PARCEL NO. 398-28-014 IN THE CHASEMOOR SUBDIVISION, IN THE CITY OF STRONGSVILLE.

Mrs. Walker – Move to give favorable consideration.

Mr. Stehman – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mrs. Barth – Mr. Haseley, you have a Favorable Recommendation to take back to City Council.

Mr. Haseley – Thank you.

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 8:15 p.m.

Charlene Barth 1st

Charlene Barth, Acting Chairman

Carol M. Oprea 1st

Carol M. Oprea, Recording Secretary

Approved