

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

October 6, 2011

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, October 6, 2011 at 7:30 p.m.**

Present: Planning Commission Members: Jeff Ice, Chairman, Gregory McDonald, Mary Jane Walker and Thomas Stehman; Raymond Haseley, Council Representative; Mayor Thomas P. Perciak; Administration: Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, and Assistant Building Commissioner, Keith Foulkes.

The following was discussed:

**Ordinance No. 2011-140:** Mr. Kolick stated that this rezoning is for the United Church of Christ on the corner of Pearl and Rt. 82. They want to take two lots to the west that are currently zoned single family and rezone them to Public Facility to permit expanded parking lot but they are encroaching into the single family on Rt. 82 and into the backyards of Westwood. City Council is looking for our recommendation and ultimately it would have to go on the ballot. Mayor Perciak stated that the Church many years ago bought the two parcels adjacent to that lot for future growth of the Church. The house on one of the lots was in total disrepair and they knocked it down rather than trying to rent it out. Mr. Haseley stated that he would like to take a favorable recommendation back to City Council. Mr. Kolick stated that these items needed to be moved because of the time sensitive nature and being able to get on the ballot.

**Ordinance No. 2011-154 and 2011-155:** Mr. Kolick stated that the second two Ordinances are companion Ordinances. This is some property where the Honey Hut and the Golf Range currently are. The frontage on Pearl Road is zoned Restaurant-Recreation. The rear is zoned R1-75 which is Single Family. The one Ordinance, 2011-154 changes this back land from R1-75 Single Family over to GB. The second Ordinance, 2011-155 changes the frontage which is Restaurant-Recreation to GB. They are asking basically to take this whole site and change it into GB. The reason it is in two Ordinances is that the R-RS to GB would not go to a vote and City Council could act on it and the R1-75 to GB would have to go to a vote of the people under the Charter. Mr. McDonald asked if there was a long term plan for this change. Mr. Catanzarite stated that there is a purchase agreement in place to sell the entire site to another user but they have asked that the identification of the user be kept confidential for now. Mrs. Walker asked about the other parcel next to this site. Mr. Kolick stated that piece would need to be looked at as a City because there would be one block left as Single Family. In talking with the City Planner that would not make sense. We would need to talk to Altenheim to see if they would want to rezone to Public Facility to fit in with their use. From a zoning standpoint it doesn't make sense. Mayor Perciak stated that the Altenheim has also purchased the church property down the street on

Shurmer. They are going to make it into an assisted living. Mayor Perciak stated that given the right kind of buffering and landscaping that this would improve the site. The potential user would be bringing into the City at least 100 new jobs. It will bring in a large amount of business to Pearl Road in that area.

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

Roll Call:	Members Present:	Mr. Ice Mrs. Walker Mr. McDonald Mr. Stehman Mr. Haseley Mayor Perciak
	Also Present:	Mr. Foulkes, Asst Bldg. Com. Mrs. Daley, Engineer Mr. Kolick, Asst. Law Dir.  Carol Oprea, Recording Secy.

**MOTION TO EXCUSE:**

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

**APPROVAL OF MINUTES**

Mr. Ice – You have had a chance to review the minutes of September 22, 2011. If there are no additions or corrections they will stand as submitted.

**REFERRALS FROM COUNCIL:**

**ORDINANCE 2011-140**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 19130 ROYALTON ROAD (PPN'S 392-36-017 AND 392-36-018) IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION AND DECLARING AN EMERGENCY.

Mr. Ice – Ordinance No. – 2011-140. Mr. Haseley.

Mr. Haseley – Thank you Mr. Chairman. I would like to take a favorable recommendation back to City Council on all three of these Ordinances. Time is of essence because a couple of them will have to go on the ballot and we want to get that accomplished. Thank you.

Mr. Ice - AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 19130 ROYALTON ROAD (PPN'S 392-36-017 AND 392-36-018) IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION AND DECLARING AN EMERGENCY.

Mr. McDonald – Move to give favorable consideration.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

**ORDINANCE 2011- 154**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15919 PEARL ROAD (PORTIONS OF PPN'S 397-02-001, 002, 003, 004 AND 009) IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY.

Mr. Ice – Item No. Two. Ordinance No. – 2011-154. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15919 PEARL ROAD (PORTIONS OF PPN’S 397-02-001, 002, 003, 004 AND 009) IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY.

Mr. McDonald – Move to give favorable consideration.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**ORDINANCE 2011- 155**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15919 PEARL ROAD (PORTIONS OF PPN’S 397-02-001, 002, 003, 004 AND 009) IN THE CITY OF STRONGSVILLE FROM R-RS (RESTAURANT-RECREATIONAL SERVICES) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY.

Mr. Ice – Item Number Three, Ordinance No. – 2011-155. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 15919 PEARL ROAD (PORTIONS OF PPN’S 397-02-001, 002, 003, 004 AND 009) IN THE CITY OF STRONGSVILLE FROM R-RS (RESTAURANT-RECREATIONAL SERVICES) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY.

Mr. McDonald – Move to give favorable consideration.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Ice – Mr. Haseley you have a favorable on all three to take back to City Council. Also one other item, a belated Happy Birthday to Mr. Haseley.

Mr. Haseley – Thank you.

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 8:06 p.m.

*Jeffrey Ice*  
Jeffrey Ice, Chairman

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

\_\_\_\_\_  
Approved