

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 17, 2011

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, November 17, 2011 at 7:30 p.m.**

Present: Planning Commission Members: Charlene Barth, Acting Chairperson, Gregory McDonald and Mary Jane Walker; City Council Representative, Ray Haseley; 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:

The Cute Little Cake Shop: Mrs. Daley stated that this is going in at the Towne Centre Plaza. They are going to take the end unit. There is no report from the City Planner or from Engineering. Mr. Foulkes stated that from Building there is no report. Mr. French stated that from Fire there is no report. Mr. Kolick stated that we usually worry about these with parking but they only have one table with 4 seats so I don't think it is any major concern. We are in a position to act on this tonight.

Ordinance No. 2011-173: Mr. Haseley stated that he would like to take a Favorable Recommendation back to City Council. Mrs. Daley stated that this was in Avery Walden and they had the drainage easements cutting through the rear of the lots because they wanted to save all the trees that were in there. Now they are finding that when they put in these big house that the house is going right up to the easement which is allowed but then if they want to put a deck or patio in they can't. They are asking to move the easement back. They are vacating the existing easement. Mr. Kolick asked if it would need to connect in any way to the other existing drainage easement? Mrs. Barth stated that it did not connect on the other lot. Mrs. Daley stated that was okay because this is a swale that they actually moved back and this has a pipe in it. They have done it in other sublots but this Ordinance is for only the one. Mr. Kolick stated that the Commission could act on this and send it back to City Council.

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

Roll Call:

Members Present: Mrs. Barth
Mrs. Walker
Mr. McDonald
Mr. Haseley

Also Present: Mr. Foulkes, Asst Bldg. Com.
Mrs. Daley, Engineer

PUBLIC HEARINGS:

THE CUTE LITTLE CAKE SHOP/ Paul Rehak, Agent

Conditional Use Permit pursuant to Codified Ordinance Section 1242.07 and 1258.03(a)(3)(A)(6) to allow The Cute Little Cake Shop to occupy 1,500 SF of space as a retail bakery store with four (4) seats for tasting only for property located at 15131 Pearl Road, PPN 396-19-003 zoned General Business.

Mrs. Barth – Item Number One, The Cute Little Cake Shop, please step forward and state your name and address for the record.

Ms. Yurcik – Janet Yurcik, 13745 Woodcroft Trace, North Royalton, Ohio.

Mr. Rehak – Paul Rehak, 18104 Woodside Crossing North, Strongsville, Ohio.

Mrs. Barth – Thank you, is there anyone else wishing to speak in favor? Is there anyone wishing to speak against? If not, this Public Hearing is closed and we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Ms. Chairperson. From the City Planner, there is no report or from Engineering. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Ms. Chairperson. From the Building Department there is no report. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Ms. Chairperson. From the Fire Department, there is no report. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Ms. Chairperson, the normal concern is with seating however there is just one table and 4 seats for tasting so that normal concern is removed in this instance and the Commission is in a position to act on this matter this evening. Thank you.

Mrs. Barth – Any other questions? What are the hours of operation?

Ms. Yurcik – We will be closed on Sunday and Monday. Tuesday, Wednesday, Friday 10:00 a.m. to 6:00 p.m. Thursday, 10:00 a.m. to 8:00 p.m. We are going to try out one late night and see how that goes. Saturday 9:00 a.m. to 4:00 p.m. We will have extended hours around holidays but will be closed on the holidays.

Mrs. Barth – Thank you. I would entertain a motion for The Cute Little Cake Shop.

Mr. McDonald – Ms. Chairperson.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Section 1242.07 and 1258.03(a)(3)(A)(6) to allow The Cute Little Cake Shop to occupy 1,500 SF of space as a retail bakery store with four (4) seats for tasting only for property located at 15131 Pearl Road, PPN 396-19-003 zoned General Business.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2011-173

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A RELEASE AND VACATION OF AN EASEMENT AND ACCEPT A NEW GRANT OF EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF A STORM SEWER DRAINAGE SYSTEM IN CONNECTION WITH PROPERTY LOCATED AT 14344 CASTLEREAGH LANE (SUBLOT 44, PERMANENT PARCEL NO. 398-17-039) IN THE AVERY WALDEN RESERVE SUBDIVISION, PHASE 2 AND DECLARING AN EMERGENCY.

Mrs. Barth – Ordinance No. – 2011-173. Mr. Haseley.

Mr. Haseley – Thank you Mrs. Chairperson. I would like to take a favorable recommendation back to City Council. Thank you.

Mrs. Barth – Ordinance No. 2011-173. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A RELEASE AND VACATION OF AN EASEMENT AND ACCEPT A

NEW GRANT OF EASEMENT FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE, OPERATION AND REPAIR OF A STORM SEWER DRAINAGE SYSTEM IN CONNECTION WITH PROPERTY LOCATED AT 14344 CASTLEREAGH LANE (SUBLOT 44, PERMANENT PARCEL NO. 398-17-039) IN THE AVERY WALDEN RESERVE SUBDIVISION, PHASE 2 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

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 8:05 p.m.

Charlene Barth
Charlene Barth, Acting Chairperson

Carol M. Oprea
Carol M. Oprea, Recording Secretary

12-15-11
Approved