

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 3, 2011

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, November 3, 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; 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.

The following was discussed:

Dynamic Fitness: Mrs. Daley stated that this applicant would like to move his business into the old Ethan Allen building at the mall. They did get their variances granted from the BZA on the size of the building. From Engineering there is no report. Mr. Foulkes stated that there was no report although we do want to mention again as at the last meeting, the modifications that we are looking for will be in the restroom areas and the HVAC system. Mr. French stated that there was no report from Fire. Mr. Kolick stated that we will have the Public Hearing and can act on it tonight.

Bearings & Drive Systems: Mrs. Daley stated that this application is a lot split and consolidation for the Bearings & Drive Systems building. They are going to cut off the rear 220' from one parcel and consolidate it. The BZA did grant the variance on that. From Engineering it is in approvable form. Mr. Foulkes stated that there was no report from Building. Mr. French stated that there was no report from Fire. Mr. Kolick stated that the Commission was in a position to approve this matter.

VAM Ltd.: Mrs. Daley stated that this proposal is for the lot splits for the Visconsi parcel, the Costco parcel and splitting it up into 6 different parcels. They needed 4 variances and the BZA granted those. From Engineering it is in approvable form. Mr. Foulkes stated that from the Building Department there is no report. 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 maintaining those amended COREA Agreements which we have approved.

Lazovic-Gross: Mrs. Daley stated that this is another split and consolidation. They are going to take the rear 30 feet off of a parcel that fronts on Royalton Road and consolidate it to the back of their parcel on Abigail. We have done the same thing with the two lots to the west of them so it is just continuing down the street line there and giving them a little extra room in the backyard. All the parcels will meet the zoning requirements. From Engineering it is in approvable form. Mr. Foulkes stated that from

Building there is no report. Mr. French stated that from Fire there is no report. Mr. Kolick stated that the Commission is in a position to approve this matter.

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 where the sign shop was. They need a Conditional Use. There is no report from the City Planner or from Engineering. Mr. Foulkes stated that from Building they had received the plans and that the applicant was told that they would work with them on it. Mr. French stated that from Fire there is no report. Mr. Kolick stated that there was a small area that was going to be used for eating and it is primarily used just for tasting. It needs to be set for a Public Hearing on the 17th.

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 Mayor Perciak
	Also Present:	Mr. Foulkes, Asst Bldg. Com. Mrs. Daley, Engineer Mr. Kolick, Asst. Law Dir. Mr. French, Fire Dept. Rep, Carol Oprea, Recording Secy.

MOTION TO EXCUSE:

Mr. McDonald - Ms. Chairperson.

Mrs. Barth – Mr. McDonald.

Mr. McDonald - I move to excuse Mr. Ice and Mr. Stehman for just cause.

Mrs. Walker – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mrs. Barth – You have had a chance to review the minutes of October 6, 2011. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

DYNAMIC FITNESS/ Bryan McIntosh, Principal

Conditional Use Permit pursuant to C. O. Sections 1258.04(a), 1258.03(a)(3)(E) and 1242.07 to permit a 15,311 SF training and physical fitness center to be located at 16611 Southpark Center, PPN 396-24-004 zoned Shopping Center. **BZA Variance Granted 10-12-11*

Mrs. Barth – Item Number One, Dynamic Fitness, please step forward and state your name and address for the record.

Mr. Catanzarite – Nick Catanzarite, 1301 E. 9th Street, Cleveland, Ohio. I am the attorney representing Dynamic Fitness.

Mr. McIntosh – Bryan McIntosh, 14415 Pearl Road, Strongsville, Ohio.

Mr. Catanzarite – We are in favor for a few reasons which you have heard before. The plan is to take the current, vacant Ethan Allen building and transform that into a fitness facility. Taking the vacant building and turning it into a good use is something positive for the City. It will add jobs and revenue to the City.

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, the required variances were granted by the BZA on October 12, 2011. From Engineering there is no report. 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. We are now in a position to act on this. Thank you.

Mrs. Barth – Are there any questions or comments?

Mr. McDonald – Are we still expecting a fitness center to locate where the Bally's was?

Mayor Perciak – We don't know.

Mrs. Barth – Any other questions? Hearing none, I would entertain a motion for Dynamic Fitness.

Mrs. Walker – Ms. Chairperson.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.04(a), 1258.03(a)(3)(E) and 1242.07 to permit a 15,311 SF training and physical fitness center to be located at 16611 Southpark Center, PPN 396-24-004 zoned Shopping Center.

Mr. Stehman – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

FINAL APPROVALS:

BEARINGS & DRIVE SYSTEMS/ Steve Sivo, Principal

Parcel Split and Consolidation of PPN's 393-04-003 and 004, property located at 15015 and 15157 Foltz Parkway.

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

Mr. Sivo – Steve Sivo, 14888 Foltz Parkway, Strongsville, Ohio. We are looking to have a parcel added to one of the parcels that we own across the street at 15157 Foltz and that will increase the area that we have there for future expansion in the next few years.

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

Mrs. Daley – Thank you Ms. Chairperson. From the City Planner, the required variance for lot area of subplot 1 was granted by the BZA on September 28, 2011. From Engineering the lot split and consolidation is in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Ms. Chairperson. From the Building Department, there is no report from the Building Department. 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. With the granting of the variance we are in a position to act on this matter. Thank you.

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

Mr. McDonald – Ms. Chairperson.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel Split and Consolidation of PPN's 393-04-003 and 004, property located at 15015 and 15157 Foltz Parkway.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

VAM LTD., Tony Coyne, Agent

Subdivision of PPN 396-14-001 located on Royalton Road, zoned General Business and Motorist Services. * *BZA Variance Granted 10-12-11.*

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

Mr. Barrow – Greg Barrow, Vice President of Construction Services for Visconsi Companies which is the managing partner for VAM Ltd., the owners of the Plaza at Southpark. Address is 30050 Chagrin Blvd., Pepper Pike, Ohio. We are looking to create six legal parcels out of the parcel that now comprises the Plaza at Southpark Shopping Center.

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

Mrs. Daley – Thank you Ms. Chairperson. From the City Planner, the required variances were granted by the BZA on October 12, 2011. From Engineering the plans are in approvable form. 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 Commission is in a position to act on this matter. Any approval forthcoming should be made subject to maintaining the approved Construction Operating Reciprocal Easement Agreement known as the COREA. If approved this would need to go to City Council for their approval of a Subdivision. Thank you.

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

Mr. McDonald – Ms. Chairperson.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Subdivision of PPN 396-14-001 located on Royalton Road, zoned General Business and Motorist Services, subject to maintaining the approved COREA Agreement.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATIONS:

LAZOVIC – GROSS/ Robert Gross, Principal

Parcel Split and Consolidation of PPN's 393-16-058 and 089, property located at 20358 Abigail Lane and parcel located on Royalton Road, zoned R1-75.

Mrs. Barth – Item Number Four, Lazovic-Gross, please step forward and state your name and address for the record.

Mr. Gross – Robert Gross, 20358 Abigail Lane, Strongsville, Ohio.

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

Mrs. Daley – Thank you Ms. Chairperson. From the City Planner, request is to split 2,090.3 SF from the rear of PPN 393-16-089 and attach the same to abutting parcel 393-16-058 creating the following; Parcel "AA" with a Lot Width of 75' and Lot Area of 14,840.3 SF. Parcel "BB" with a Lot Width of 75.06' and Lot Area of 31,763 SF. Both parcels "AA" and "BB" will exceed that required Lot Width and Lot Area in an R1-75 Zoning District. From Engineering the split and consolidation are in approvable form. 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 Commission is in a position to act on this matter this evening. Thank you.

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

Mr. McDonald – Ms. Chairperson.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for the Parcel Split and Consolidation of PPN's 393-16-058 and 089, property located at 20358 Abigail Lane and vacant parcel located on Royalton Road, zoned R1-75.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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 Five, 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, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Ms. Chairperson. 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 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, pursuant to the Code was need to set it for a Public Hearing. Thank you.

Mrs. Barth – Okay we will set this matter for Public Hearing on November 17th.

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 8:09 p.m.

Charlene Barth, Acting Chairperson

Carol M. Oprea

Carol M. Oprea, Recording Secretary

Approved