

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

December 15, 2011

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, December 15, 2011 at 7:30 p.m.***

Present: Planning Commission Members: Jeff Ice, Chairman, Gregory McDonald, Mary Jane Walker, Charlene Barth and Thomas Stehman; 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.

The following was discussed:

Cleveland Unlimited Wireless, aka Revol: Mrs. Daley stated that this proposal is to co-locate 6 antennas on an existing telecommunications tower located on the top of the hill at 18900 Boston Road. They are putting a cabinet on an existing pad. From the City Planner currently it is considered a lawful non-conforming use. This is zoned General Business and cell towers are not permitted within the General Business Zoning District. BZA did grant the variance on May 14, 2010 to permit the expansion of the tower. From Engineering, these are all existing. There are areas that don't meet the requirements of the code and that is the setback to the single family residential use which requires 500', they are 270'; tower height they are 80' over on that and they are slightly over on the equipment shelters. This application does not include construction of a new pole or any new shelters, they are all existing. Mr. Foulkes stated that from Building, it is in approvable form. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that this matter would need to be denied and sent to the BZA because it is not permitted in a General Business Zoning District. The second one we can just table until the BZA approves it and then it can come back here for a Public Hearing.

Pure Delite: Mrs. Daley stated that this proposal is for a cupcake shop with coffee retail bakery. It is going in east of the Borders Plaza; it is going to be up front in the second unit over. From the City Planner, he is still waiting for a site plan of the entire area for the parking but he has not received that yet. From Engineering there is no report. Mr. Foulkes stated that from the Building Department there is no report. Mr. Foulkes asked the applicant if they were using any recycled grease. The applicant stated that they did not. Mr. French stated that there was no report from Fire. Mr. Kolick stated that this matter needed to be set for Public Hearing. He stated that we need to find out where the parking numbers are because they may or may not need a parking modification.

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Bearings & Drive Systems: Mrs. Daley stated that this application is a lot split and consolidation for the Bearings & Drive Systems building. This is the parcel on the same side as Bearings and Drive. They are going to cut off the rear 400' from one parcel and consolidate it to another. This parcel has frontage on Marks Road. Both parcels will meet the required Lot Width (200') and Lot Area (2 Acres) in a General Industrial Zoning District. From Engineering the plat is in approvable form. Mr. Kolick asked if there was any concern about building setbacks or septic systems or leach fields. Mrs. Daley stated that was not a concern and that this was the same parcel that was just in and that was looked at before. 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 could act on this matter tonight.

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

Roll Call:	Members Present:	Mr. Ice Mrs. Walker Mr. McDonald Mr. Stehman Mrs. Barth Mr. Haseley
	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 - Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald - I move to excuse Mayor Perciak for just cause.

Mrs. Walker – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

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REVISED AGENDA

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – I move to use the Revised Agenda for this evening.

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 November 17, 2011. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

CLEVELAND UNLIMITED WIRELESS aka REVOL/ Tony Lucas, Agent

a) Conditional Use Permit pursuant to C.O. Section 1273.03 and 1242.07 to co-locate 6 antennas on an existing telecommunications tower and add an equipment cabinet on an 8' x 10' existing concrete pad within the fenced compound for property located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

b) Site Plan approval for the co-location of 6 antennas on an existing telecommunications tower and an equipment cabinet to be placed on an existing 8' X 10' concrete pad within the fenced compound for property located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

Mr. Ice – Item Number Cleveland Unlimited Wireless, please step forward and state your name and address for the record.

Mr. Lucas – Tony Lucas with American Tower Corporation, 149 Manning Drive, Berea, Ohio.

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

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Mrs. Daley – Thank you Mr. Chairman. From the City Planner, currently the telecommunications facility at 18900 Boston Road is considered a lawful nonconforming use. BZA did grant a variance on 5-14-10 to permit expansion of the existing nonconforming cell tower use. There is no report on the Site Plan. From Engineering, on the Conditional Use, there are three areas that do not meet our zoning requirements; the distance of the pole to the single family residential use, the height of the pole, and the maximum size of the equipment shelters, however, this application does not include the construction of a new tower or equipment shelter. The site plan is in approvable form. Thank you.

Mr. Ice – Thank you, Mr. Foulkes.

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

Mr. Ice – Mr. French.

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

Mr. Ice – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. On the first item, Conditional Use, we will need to deny this and send it over to the BZA to consider the approval for an expansion on a nonconforming use. The Site Plan we will just look to make sure it meets those requirements under the code. If it is granted a variance by the BZA we will set it for a Public Hearing with this body. Thank you.

Mr. Ice – Are there any questions or comments?

Mrs. Barth – Mr. Chairman.

Mr. Ice – Mrs. Barth.

Mrs. Barth – I would just like to make a request of the Building Department to check the condition of the fence on this property and also the maintenance of the property.

Mr. Ice – Thank you. Are there any other questions? Hearing none, I would entertain a motion for Cleveland Unlimited Wireless.

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Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for a Conditional Use Permit pursuant to C.O. Section 1273.03 and 1242.07 to co-locate 6 antennas on an existing telecommunications tower and add an equipment cabinet on an 8' x 10' existing concrete pad within the fenced compound for property located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

Mrs. Walker – Second.

Mr. Ice – Secretary please call the roll.

Roll Called

All Nays

DENIED

Mr. Ice – Okay so you are all set to go to the BZA and we will table the Site Plan approval until you come back to us.

PURE DELITE, LLC/ Rachel L. Hough, Principal

Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(A)(6) to allow Pure Delite, LLC to occupy 1,678 SF of space as a retail bakery and milk/coffee bar with a maximum seating of 28 for property located at 17100 Royalton Road, PPN 396-14-007 zoned General Business

Mr. Ice – Item Number Two, Pure Delite, please step forward and state your name and address for the record.

Ms. Hough – Rachel Hough, 17100 Royalton Road. We have a store already in the Fairlawn area so we are looking at opening up our second location here in the Strongsville area. We are a cupcake bakery and we also do coffees, milks and bottled drinks that are nonalcoholic.

Mr. Ice – 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 at this time. I believe that he is waiting for a Site Plan to do a determination on the parking, if there would be any modifications needed. From Engineering there is no report. Thank you.

Mr. Ice – Thank you, Mr. Foulkes.

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

Mr. Ice – Mr. French.

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

Mr. Ice – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We will need to set this for a Public Hearing. As I mentioned in Caucus, the applicant needs to get us in the parking plans so we can see if any parking modification is required. For the applicant, what are your hours of operation?

Ms. Hough – Hours of operation will be from 8:00 a.m. to 7:00 p.m., Monday through Saturdays. Sundays will be from 12:00 p.m. to 7:00 p.m.

Mr. Ice – Okay we will set this for a Public Hearing on January 12.

BEARINGS & DRIVE SYSTEMS/ Steve Sivo, Principal

Parcel Split and Consolidation of PPN's 393-07-002 and 010, property located at 15247 Marks Road and 15200 Foltz Parkway zoned General Industrial.

Mr. Ice – Item Number Three, Bearings & Drive Systems, please step forward and state your name and address for the record.

Mr. Sivo – Steve Sivo, 15200 Foltz Parkway, Strongsville.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the request is to split the rear 400' of permanent parcel number 393-07-002 and attach the same to 393-07-010. Both parcels are zoned General Industrial. The split and consolidation will create the following; Parcel A-1 with an area of 5.62 acres and lot width of 200' and Parcel A-2 with an area of 6.55 acres and lot width of 200'. Both Parcels A-1 and A-2 will meet the required Lot Width and Lot Area in a General Industrial Zoning District. From Engineering the plat is in approvable form. Thank you.

Mr. Ice – Thank you, Mr. Foulkes.

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

Mr. Ice – Mr. French.

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

Mr. Ice – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Since there are no issues with the setbacks or septic systems, we are in a position to act on this. Thank you.

Mr. Ice – Are there any questions or comments? Hearing none, I would entertain a motion for Bearings and Drive Systems.

Mr. McDonald – Mr. Chairman.

Mr. Ice – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel Split and Consolidation of PPN's 393-07-002 and 010, property located at 15247 Marks Road and 15200 Foltz Parkway zoned General Industrial.

Mrs. Walker – Second.

Mr. Ice – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. Ice – Okay Steve you are all set.

Mr. Sivo – Thank you very much. Have a nice Holiday everyone.

Mr. Ice – I have an item that I would like to bring up. This is Mr. Haseley's last Planning Commission meeting. I certainly have appreciated Ray for all these years, which I guess has been just short of 23 years. I haven't been there quite that long but almost. Ray was kind of my mentor when I came on board and he has certainly done a great service to the City of Strongsville and I certainly appreciate him, and I am sure we all do. We wish you the best Ray.

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Mr. Haseley – Thank you very much. I have enjoyed every minute of the Planning Commission and I think truthfully you taught me more than I ever taught 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 8:08 p.m.

Jeffery A. Ice

Jeffery A. Ice, Chairman

Carol M. Oprea

Carol M. Oprea, Recording Secretary

Approved