

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

June 9, 2011

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, June 9, 2011 at 7:30 p.m.**

Present: Planning Commission Members: Jeffery Ice, Chairman, Mary Jane Walker, and Thomas Stehman; Mayor Thomas P. Perciak; 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:

GRAND C PEARL, LLC: Mrs. Daley stated that this proposal is to consolidate PPN's 396-17-026 & 118 to accommodate the proposed First Federal of Lakewood Plaza. There are two separate parcels and they are going to consolidate them into one to accommodate the building. From the City Planner there is no report. From Engineering the Lot Consolidation Plat is in approvable form. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter.

FIRST FEDERAL PLAZA: Mrs. Daley stated that this application is to construct a 6,900 SF multi-tenant commercial building for First Federal of Lakewood. From the City Planner, there were two variances required; Lot Width and the Parking Setback on Pearl; the BZA granted the required variances on 5-18-11. From Engineering the plans are in approvable form. Mr. Foulkes stated that from the Building Department the only issue was the lighting on both the ATM and the site and we have received a report which recommends acceptance. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the ARB approved this on 5-24-11 and that the Commission could act on this matter but make it subject to the Lighting Report. Mayor Perciak stated that this project was going to enhance that whole area. He stated that he was glad that the applicant was doing this project and that it brings a new dimension to Catan Square. He stated that hopefully it would be a good example for the other areas on Pearl Road that need revitalization and it is what we would like to see in the future.

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

Roll Call:

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

Mrs. Walker - Mr. Chairman.

Mr. Ice – Mrs. Walker.

Mrs. Walker - I move to excuse Mr. McDonald and Mrs. Barth for just cause.

Mr. Stehman – Second.

Mr. Ice – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mrs. Walker – Mr. Chairman.

Mr. Ice – Mrs. Walker.

Mrs. Walker – I move to use the Revised Agenda for this evening.

Mr. Stehman – 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 May 26, 2011. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

GRAND C. PEARL, LLC/ Tim Dean, Agent

Parcel consolidation of PPN 396-17-118 and 026, located on Pearl Road, zoned General Business.

Mr. Ice – Item Number One, Grand C Pearl, LLC, please step forward and state your name and address for the record.

Mr. Dean – Tim Dean, 13000 Darice Parkway, Strongsville, Ohio. We are requesting approval of the Consolidation of the two Parcels; 396-17-118 and 026.

Mr. Ice – Okay, we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner the request is to consolidate PPN 396-17-118 and 026 zoned General Business to create Parcel “A” having a 155.48’ Lot Width and Lot Area of 52,009 SF. From Engineering the Lot Consolidation Plat 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. Thank you.

Mr. Ice – Thank you. 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 had asked them to consolidate these so that they can go forward with Item 2, so you are in a position to act on this. Thank you.

Mr. Ice – Are there any questions or comments from the members?

Mrs. Walker – Mr. Chairman.

Mr. Ice – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Parcel consolidation of PPN 396-17-118 and 026, located on Pearl Road, zoned General Business.

Mr. Stehman – Second.

Mr. Ice – Secretary, please call the roll.

Roll called

All Ayes

APPROVED

FIRST FEDERAL OF LAKEWOOD PLAZA/ Tim Dean, Agent

Site Plan approval of a 6,900 SF multi tenant commercial building for property located at 14009, 14031 and 14047 Pearl Road, PPN 396-17-118 and 026 zoned General Business.

Mr. Ice – Item Number Two, First Federal of Lakewood Plaza, Mr. Dean remains at the microphone.

Mr. Dean – Thank you, the second item on the Agenda is for site plan approval of a 6,900 SF multi-tenant building which will include; Dunkin Donuts, Malley's Chocolates, and First Federal of Lakewood. The address is 14009, 14031 and 14047 Pearl Road.

Mr. Ice – Okay, we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner there were two areas of noncompliance with the General Business zoning requirements, those were the Lot Width, and Parking Setback from Pearl Road. The required variances were granted by the BZA on 5-18-11. From Engineering the plans are in approvable form. Thank you.

Mr. Ice – Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department we have received the Lighting Report as requested and it indicates compliance with the Canopy ATM City Ordinance and the report also recommends acceptance of the site lighting submission with the note that installation of glare shields may be required. The remainder of the plans are 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.

