

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

September 8, 2011

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, September 8, 2011 at 7:30 p.m.**

Present: Planning Commission Members: Raymond Haseley, Acting Chairman, Gregory McDonald, Mary Jane Walker and Thomas Stehman; Mayor Thomas P. Perciak; Administration: Assistant Law Director, Daniel Kolick, Design Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, Architectural Review Board Chairman, Bill Boron and Fire Department Representative, Randy French.

The following was discussed:

**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. There is an existing "L" shaped parcel and they are going to add it on for building expansion. From the City Planner it is going to need one variance and that is for a lot area. They are required to have 2 acres in an Industrial zoned area and the existing parcel up front is going to be left with 1.25 acres. They will need to go to the BZA for 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 it would need to be denied and sent to the BZA. Mr. Sivo stated that Helms Electric sold him the additional property and that he intended to do an expansion of his business in the future. The Mayor asked that the BZA expedite this action on this matter.

**SGL Group:** Mrs. Daley stated that this is a business located on Drake close to the intersection of Foltz, the second building in. They are going to be doing a small addition to the rear of the building, about 5,000 SF and a truck loading and unloading area and drive back to that rear property line. From the City Planner it does meet all the zoning requirements. From Engineering we will need a grading plan and details. Mr. Kolick asked if we had any final plans. Mrs. Daley stated that she had not received the grading plan or any details. Mayor Perciak asked why the detailed plans had not been submitted. Mr. Patton stated that they were in the process of getting a survey put together. He stated that at that point in time they would follow up with the grading and they needed this first. He stated that they were hoping to get approval contingent upon submitting for Engineering approval with the grading plan and that they would incorporate all the detailing required by the City. It is just a new drive and from a site standpoint; it is a straight forward project. A good portion of the site was a parking lot at one time. You are talking about a pretty level area so the grading work is going to be minimum. It is a matter of getting this new drive in. Mayor Perciak asked what the new addition was for. Alex Olszewski, Operations Manager for SGL stated that they

manufacture process equipment for the chemical and fertilization industry. They are taking over some products that were normally done in their plants in Europe. These are 40 to 50 foot tall skid mount systems that are built with furnaces and scrubbers and heat exchangers. They build and assemble in Strongsville and ship. Mayor Perciak asked when their contractor was ready to get going. Mr. Olszewski stated that they would have their contractor ready on Monday. Mr. Kolick stated that normally the Commission does not approve applications without a plan or something to look at. He stated that only if a plan was submitted and if it needed some details, it could be approved with contingencies. Mayor Perciak asked that this applicant be approved and the City would hold up permitting until we receive the missing documents. Mr. Kolick stated that any approval would have to be done subject to Engineering and Building. Mr. Boron stated that ARB gave favorable recommendation subject on coordinating with Jennifer Milbrandt on tree removal.

**Westwood Farms, Phase 16 Resubdivision:** Mrs. Daley stated that this is a resubdivision of Westwood Farms Phase 16, Andrus Woods. This was approved originally by Planning Commission in 2007. It is the extension of Countryside Drive and one cul-de-sac street with one lot off Westwood. The original approval was for 36 sublots. It was all single family lots and due to the economy they want to phase the construction and construct only the first 20 lots off Countryside. They will put in the cul-de-sac off Benwood, stub the street and put in these 20 lots. What we are going to do with the remainder is consolidate them into one block because this already went down to the County and was recorded, these sublots were created, the right-of-way was created and we don't want a paper street if this should not get developed. So they are going to make it one block now for future development so if they want to come in later and sub-divide, it will be ready for them to do so. It is in approvable form from Engineering. None of the lots have changed, the lot lines are the same, improvements are all the same. Mr. Kolick stated that it is the same tree plan and everything else that was part of the original approval.

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

Roll Call:

Members Present: Mr. Haseley  
Mrs. Walker  
Mr. McDonald  
Mr. Stehman  
Mayor Perciak

Also Present: Mr. Foulkes, Asst Bldg. Com.  
Mrs. Daley, Engineer  
Mr. Kolick, Asst. Law Dir.  
Mr. Boron, ARB Chairman

Mr. French, Fire Dept. Rep,  
Carol Oprea, Recording Secy.

**MOTION TO EXCUSE:**

Mr. McDonald - Mr. Chairman.

Mr. Haseley – Mr. McDonald.

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

Mrs. Walker – Second.

Mr. Haseley – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**REVISED AGENDA**

Mr. McDonald – Mr. Chairman.

Mr. Haseley – Mr. McDonald.

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

Mrs. Walker – Second.

Mr. Haseley – Secretary please call the roll.

Roll Call: All Ayes APPROVED

**APPROVAL OF MINUTES**

Mr. Haseley – You have had a chance to review the minutes of July 14, 2011. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**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.

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

Mr. Sivo – Steve Sivo 14888 Foltz Parkway, Strongsville, Ohio. I am here to submit a proposal to buy a piece of property next to us which will put us in conflict with current zoning. I believe that we will have to go before the Board of Zoning Appeals.

Mr. Haseley – 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 218.88' of PPN 393-04-004 and attach same to adjacent parcel 399-04-003. Both parcels are zoned General Industrial. The following lots will be created, Sublot 1 with a Lot Width of 200.37' and an Area of 1.25 acres. Sublot 2A with a Lot Width of 200.21' and an area of 5.4 acres. Sublot 1 will not meet the Lot Area requirement for a General Industrial zoning, which is 2 acres, therefore a variance will be needed for that parcel. From Engineering the plans are in approvable form. Thank you.

Mr. Haseley – Thank you, Mr. Foulkes.

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

Mr. Haseley – Mr. French.

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

Mr. Haseley – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We will need to deny this and send it over to the BZA. If the applicant can stop up to City Hall, we will have you fill out the paperwork and try to get you fast tracked to keep this moving.

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

Mr. McDonald – Mr. Chairman.

Mr. Haseley – 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.

Mr. Haseley – Secretary please call the roll.

Roll Called

All Nays

DENIED

**SGL GROUP/ Tony Cerny, Agent**

Site Plan approval of a 4,960 SF addition to the existing SGL Group facility located at 21945 Drake Road, PPN 394-10-003 zoned General Industrial. *\*ARB Favorable Recommendation 9-6-11.*

Mr. Haseley – Item Number Two, SGL Group, please step forward and state your name and address for the record.

Mr. Patton – Reed Patton, Architectural Design Studios, 620 Smith Road, Medina, Ohio. We are here regarding an addition for the SGL Group facility, an 80 x 62' expansion on the southeast corner.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the plan does meet all the General Industrial requirements and From Engineering we need a grading plan and the details of the pavement section that were requested from the applicant's architect. As discussed in Caucus, we will work with the architect, as soon as they get those plans in to review those so that they can then move on to Building Permits. Thank you.

Mr. Haseley – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, plans are approvable as submitted subject to a plan review in accordance with the Ohio Building Code. If the building shell plans come, please submit those and we will process that accordingly. Thank you.

Mr. Haseley – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, I spoke to the business representative and we have need for a knox box on this building and he is agreeable to doing that. We are requesting a knox box. Thank you.

Mr. Haseley – Mr. Boron.

Mr. Boron – Thank you Mr. Chairman. The ARB did give Favorable Recommendation. The materials are to match the existing facility, also, previously discussed at ARB that during engineering that the site be coordinated with Jennifer Milbrandt before any tree clearing or additions. Thank you.

Mr. Haseley – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. If we are looking at approving this, it should be made subject to Engineering, Building, ARB and Fire Department reports this evening and would the architect please get us those documents, we don't want to hold up the applicant, the quicker we get them the quicker we can act on them. Thank you.

Mr. Haseley – Are there any questions or comments? Hearing none, I would entertain a motion for SGL Group

Mr. McDonald – Mr. Chairman.

Mr. Haseley – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval of a 4,960 SF addition to the existing SGL Group facility located at 21945 Drake Road, PPN 394-10-003 zoned General Industrial, subject to the reports and approval of Building, Engineering, ARB and Fire before a building permit can be given.

Mrs. Walker – Second.

Mr. Haseley – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**WESTWOOD FARMS, PHASE 16, RESUBDIVISION NO. 1/Chris Bender, Agent**

Re-subdivision of Westwood Farms SFD & CD Subdivision, Phase 16 consisting of 20 Single Family Sublots to be located on the SW corner of Westwood Farms SFD & CD Subdivision, PPN 392-02-020, 392-02-077 thru 085, 392-02-101, 102, 108 002 and 392-

01-052 thru 057 zoned R1-100 and Consolidation of PPN's 392-02-001, 104 and 086 thru 100, zoned R1-100.

Mr. Haseley – Item Number Three, Westwood Farms, please step forward and state your name and address for the record.

Mr. Bender – Chris Bender, 13370 Prospect, Strongsville, Ohio.

Mr. Haseley – 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. From Engineering the plans are in approvable form. Thank you.

Mr. Haseley – Thank you, Mr. Foulkes.

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

Mr. Haseley – Mr. French.

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

Mr. Haseley – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. This original approval goes back to 2007. The Covenant and Deed Restrictions were approved, the Tree Plan was originally approved. They are now coming back requesting to do the first phase of this approval and it will tie the second phase into a block. When they and we are ready to go on then we can resurrect that as the second phase. We are in a position to approve this subject to the original Tree Plan and forward it to City Council.

Mr. Haseley – Are there any questions or comments? Hearing none, I would entertain a motion for Westwood Farms.

Mr. McDonald – Mr. Chairman.

Mr. Haseley – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Re-subdivision of Westwood Farms SFD & CD Subdivision, Phase 16 consisting of 20 Single Family Sublots to be located on the SW corner of Westwood Farms SFD & CD Subdivision, PPN 392-02-020, 392-02-077 thru 085, 392-02-101, 102, 108, 002 and 392-01-052 thru 057 zoned

R1-100 and Consolidation of PPN's 392-02-001, 104 and 086 thru 100, zoned R1-100 subject to the original Tree Plan and being approved by City Council.

Mrs. Walker – Second.

Mr. Haseley – Secretary please call the roll.

Roll Called	Mr. Haseley	Aye	
	Mrs. Walker	Aye	
	Mr. McDonald	Aye	
	Mr. Stehman	Aye	
	Mayor Perciak	Abstained	APPROVED

Mr. Bender – I want to reiterate what I said in Caucus. I want to thank the various City departments and individuals involved, Carol, Lori, Joe Allen and Dan Kolick for their help because I haven't done this in a while and it was a little bit of a strange request so I appreciate that help. They are terrific people. Thank you.

Mr. Haseley - 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 8:10 p.m.

Raymond Haseley  
Raymond Haseley, Acting Chairman

Carol M. Oprea  
Carol M. Oprea, Recording Secretary

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Approved