

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 19, 2009

The Planning Commission of the City of Strongsville met at the Strongsville Communication Center located at 13213 Pearl Road, on **Thursday, November 19, 2009 at 7:30 p.m.**

Present: Planning Commission Members: Gregory McDonald, Mary Jane Walker; Council Representative Patrick Coyne; Mayor Thomas 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:

MID EAST MARKET: Mayor Perciak stated to Mr. Nasrallah that he was aware that he was only renting space but this building needs to be repaired and maintained. The exterior of the back of the building is very bad and needs to be cleaned up. The landlord needs to clean it up. The parking lot isn't striped and there isn't enough parking in the front. He stated that he was very uncomfortable with the current layout. He stated that the current situation would make the customers park in the back and walk all the way around the building to enter the site. Mr. Kolick stated that you could not drive around because of the curbing that is there so you can not drive from the back to the front of the building. He stated that you could come into the back off Pierce Drive and park in the back but that would not get you into the front of the building without the tenant having doors to the rear parking lot. Mayor Perciak stated that the owner of the building has been asked repeatedly to clean up the back of the building. Mr. McDonald asked what happened to the first space that he was granted a conditional use permit for. Mr. Nasrallah stated that there was a problem with the air conditioning and that the owner would not fix it so he stated that he would fix it if he would give him 6 months rent free. They could not agree so he moved his business to Middleburg Heights. Mayor Perciak asked that this matter be tabled so that the applicant could talk to the landlord about the problems with the back of the building. Mr. Kolick stated that the Public Hearing had to be held but that the Commission did not need to vote on it tonight. Mr. Kolick stated that there should be a back door so that the site could use the back parking. The Applicant stated that if there was not adequate parking that he would not be able to do business. Mayor Perciak stated that the site would be okay if it was fixed up and doors were put on the rear.

ORDINANCE NO. 2009-224: Mrs. Daley stated that there is a storm culvert on Bowman that the City needed to replace. It is undersized and it comes from Pearl Road and drains through here. Since the City is replacing all of our culverts with the Pearl Road project, this is a bottleneck so we need to go in and upsize it. It goes through three properties so we needed easements there. We have the signed easements and

they need to be referred back to Council. Mr. Kolick stated that they were looking for a favorable to move it back to Council.

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

Roll Call:	Members Present:	Mrs. Walker Mr. McDonald Mr. Coyne, Council Rep. Mayor Thomas Perciak
	Also Present:	Mr. Foulkes, Asst Bldg. Com. Mrs. Daley, Engineer Mr. Kolick, Asst. Law Dir. Randy French, Fire Dept Carol Oprea, Recording Secy.

MOTION TO EXCUSE:

Mr. McDonald - Mr. Chairman.

Mr. Coyne – Mr. McDonald.

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

Mrs. Walker – Second.

Mr. Coyne – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mr. McDonald – Mr. Chairman.

Mr. Coyne – Mr. McDonald.

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

Mrs. Walker – Second.

Mr. Coyne – Secretary please call the roll.

Roll Call: All Ayes APPROVED

Approval of Minutes

Mr. Coyne – You have had a chance to review the minutes of November 5, 2009. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARING:

MIDDLE EAST MARKET/ Yousef Nasrallah, Principal

Conditional Use Permit pursuant to Codified Ordinance Section 1242.07 and 1253.03(a)(3)(A)(6) to allow the Middle East Market to occupy 2,500 SF of space as a Middle Eastern Market and Deli, property located at 14494 Pearl Road, PPN 393-19-038 zoned General Business.

Mr. Coyne – Item Number One, Mid East Market, anyone wishing to speak in favor please step forward and state your name and address for the record.

Mr. Nasrallah – Yousef Nasrallah, 13999 Pepper Creek, Strongsville, Ohio 44149. I am trying to establish a business in Strongsville. When we see the building we were hoping that parking in the front was enough.

Mr. Coyne – Thank you. You had an opportunity to sit in our Caucus this evening and the members shared with you some of the obstacles with you that we have with that property so we have given you an outline of what needs to be done there and if you have any questions or concerns you can contact Mr. Foulkes and he can help you out wherever he can. Do you have any other questions of us?

Mr. Nasrallah – No.

Mr. Coyne – Is there anyone against please step forward and state your name and address for the record.

Mr. Molnar – Richard Molnar, 14532 Pearl Road, Strongsville, Ohio 44136. I own the Molnar Professional Building adjacent to the Mid East Market site. I also own the barbershop. These places have been empty for years, these two stores right next to me. One at least a year and the other one could be three years and it is all about the

condition of the building. They don't have enough parking. I would like to see the City make the landlord, the owner of the building fix the back of this building with doors so that people can gain entrance. There are at least 40 parking spaces back there but no one ever uses them. In the past they always say "we will park in the back", but all the employees' park in the front so there is no parking for anyone else. It happens all the time and I've been there since 1976, no one has ever made it because of that and no one has ever put money in that building for 40 years except for the front, they did do a nice job when the mattress people came in. They never finished the back and now there is graffiti back there. I hope this gentleman is successful because we need people in that space, it has always been empty, but there is no entrance door in the rear where the parking is located. They can't come in there and go to the store, they are not going to come in that way. There is a garage door there and all the doors are run down, it looks bad and that is my biggest concern, the parking. Thank you.

Mr. Coyne – Thank you.

Mr. Kolick – Mr. Chairman, it would be appropriate at this point to continue the matter, we will not take a vote on it tonight. The applicant needs to get a hold of the broker or whoever he is dealing with, or the landlord and put him in touch with my office so that I can speak with them and we need to speak to the landlord about cleaning up this place and probably putting doors into the rear of this site to get access to this so that this parking will work. It doesn't do the applicant any good to put in a going business if he can't get people in there because there is no parking in front and I am sure that he understands that. That is an issue that we can look at and we need to just table this tonight and let the landlord get a hold of myself and the Building Department and we can go from there. Thank you.

Mr. Coyne – Okay, is there anyone else wishing to speak in favor or against? Seeing and hearing none I declare the Public Hearing closed and we will table this matter.

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2009-224

An Ordinance authorizing the Mayor to accept grants of easement for storm sewer drainage system purposes from Michael J. Ellman and Jeannette Ellman and a grant of easement from Bryan T. and Michelle A. Child for storm sewer system (culvert) purposes, in connection with the Bowman Drive Culvert Replacement Project and declaring an emergency.

