

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

January 25, 2018

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, January 25, 2018 at 7:30 p.m.***

Present: Planning Commission Members: Jim Kaminski, Vice Chairman; Brian David; Edward Pfahl; Mayor Thomas P. Perciak; City Council Representative, Michael Daymut; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Building Commissioner, Tony Biondillo, and Fire Department Representative, Randy French.

The following was discussed:

808 SHAVE ICE: Mrs. Daley stated that this applicant is going into the Rini Plaza, Staples Plaza on Pearl Road. It is the end unit that is right next to Mr. Hero and had been vacant for a while. They are going to take over that retail space and they are also putting in a patio outside and that is going to be located right where these parking spaces are on the north side of the building. So they will have the building, they'll keep their sidewalk and then raise that up about 4" to 6" to match the elevation of the sidewalk and have their outdoor seating there. They did go through the Architectural Review Board and I will let Tony talk about the bollard protection but they do have that protection around there from the vehicles. It's not really in any path of the vehicles there so we are okay with that. With the parking, they are losing 5 spaces but they are still over parked for this complex so they are okay with the City Planner. Mr. Biondillo stated that from the Building Department we met with the applicant's architect and she provided a revised plan for the bollards and a combination of the bollards and planters and fencing around the parking lot so it is in approvable form. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that we are ready to act on it.

HICKORY BRANCH: Mrs. Daley stated that this application is to remove from Hickory Branch Subdivision one subplot that fronted on Prospect Road. It is kind of separate from the rest of the sublots here that come on the cul de sac off Hickory Branch stub. This was subplot 18 and I guess there is some interest from Kemper House to possibly purchase that land there and to do so they would have to take this out of the HOA Covenant and Deed Restrictions so that is what they are here for today, just to remove that. Since it is kind of separate from the subdivision, we have no issues with that at all. Mr. Biondillo stated that from the Building Department there is no report. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that he would need, if you grant this, to make it subject to my receipt of the documents removing it from the Homeowners Association which is fine and the only other thing I would point out is that it is zoned residential so they would need to go onto the ballot to

have it changed over to what they would like, either Public Facility or Senior Residence. Mayor Perciak asked if Kemper House was aware of that. Mrs. Daley stated that she had talked with the owner of the property. Mr. Kolick stated any approval would need to be made subject to the Law Department.

BORDERS PLAZA: Mrs. Daley stated that this application is for the signage for Starbucks that is under construction right now. There are some wall signs and a lot of directional signs getting through the drive thru there. There is no ground sign. Mr. Gardner stated that there is one change to the drawing, on the site plan the ARB pointed out that sign “e” on the site plan is located on the north elevation where through the Architectural Review Board it was approved on the south elevation which in the in-depth drawings shows the sign on the south elevation and no signs on the north elevation. We have contacted Hilton Displays already to make the changes on the site plan and it is in the process of getting changed. Mr. Biondillo stated that from the Building Department that the ARB approval is subject to doing those revisions to the plan and no signage on the north side of the building. Additionally they recognized the clearance bar, menu board and the pre-menu board kiosk as part of this submittal. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission is in a position to act on this matter.

ORDINANCE 2018-005: Mr. Kolick stated that what they did is, this Commission actually asked the Planner to look at this and look at our requirements because we kept getting constant variance requests for too much parking. Our Planner looked at it and he agreed, he said that the standards that we have didn’t match up with the National Standards, American Land Planning Institute or the Urban Land Institute so he recommended that we modify them instead of keying, they only modified one area and that is for food service, instead of keying it to square footage he keyed it to the number of seats both inside and outside. So that is really the change that you are going to see in there is that is lessens the requirements and bases them on seats. It is one of those anachronisms that have been in our Code for a long time. Mr. Biondillo stated that it makes sense because in most cases, at least 50% of the area of these restaurant uses are typically consumed by the restrooms, the kitchen equipment itself, the storage and so on. It is interesting, another point that came up today from some of the stake holders in the Master Plan revision, some of the comments were that they would like to see a reduction in the amount of parking area so with the passage of this, we will all be able to rest easier knowing that we are becoming more eco-friendly. In all honesty it does affect the impervious area, you are able to reduce the number of parking stalls, reduce the number of variances. There are a lot of benefits to it. Mr. Kolick stated that they looked at the practicableness of this thing, we just have too many requirements for parking that weren’t being used. Mayor Perciak stated that Tony said it best, we were doing it off of square footage which is taking up kitchen space, work space, register

space, restroom space, you are not seating people there. Mr. Kolick stated that it started because we had a bad applicant about 35 years ago who came in and said that there was going to be so many seats and then what they did is tripled the amount of seats. That is how it started the Code requirements based on square footage.

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

Roll Call:	Members Present:	Mr. Kaminski Mr. Pfahl Mr. Daymut Mr. David Mayor Perciak
	Also Present:	Mr. Biondillo, Bldg. Com. Mrs. Daley, Asst. Engineer Mr. Kolick, Asst. Law Dir. Mr. French, Fire Dept. Rep, Carol Oprea, Recording Secy.

MOTION TO EXCUSE:

Mr. David - Mr. Chairman.

Mr. Kaminski – Mr. David.

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

Mr. Pfahl – Second.

Mr. Kaminski – Secretary, please call the roll.

Roll Call:	All Ayes	APPROVED
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REVISED AGENDA

Mr. David – Mr. Chairman.

Mr. Kaminski – Mr. David.

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

Mr. Pfahl – Second.

Mr. Kaminski – Secretary please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. Kaminski – You have had a chance to review the minutes of January 11, 2018. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

808 SHAVE ICE/JILL BRANDT, AGENT

a) Conditional Use Permit pursuant to Codified Ordinance Section 1242.07 and 1258.03(a)(3)(A)(6) to allow 808 Shave Ice to occupy 1,365 SF of space as restaurant with a maximum seating of 12 for property located at 12465 Pearl Road, PPN 396-03-047 zoned General Business.

b) Conditional Use Permit pursuant to Codified Ordinance Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow 808 Shave Ice to utilize approximately 665 SF as an outdoor patio with a maximum seating of 24 for property located at 12465 Pearl Road, PPN 396-03-047 zoned General Business.

(c) Site plan approval for outdoor dining for property located at 12465 Pearl Road, PPN 396-03-047 zoned General Business. **ARB Favorable Recommendation 1-23-18.*

Mr. Kaminski – Item Number One, 808 Shave Ice, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Ms. Brandt – Jill Brandt, Brandt Architecture, 19440 Riverwood Avenue, Rocky River.

Mr. Kudej – Nick Kudej, 21280 Lorain Road, Fairview Park, Ohio 44126.

Mr. Kaminski – Thank you, is there anyone else who would like to speak in favor or against? Seeing and hearing none I declare the Public Hearing closed and we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there are no setback or other zoning issues associated with this request. With the elimination of the 5 parking spaces for the outdoor eating area they will still have ample parking on this site. Therefore approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mr. Kaminski – Thank you, Mr. Biondillo.

Mr. Biondillo – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form. Thank you.

Mr. Kaminski – Mr. French.

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

Mr. Kaminski – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We are in a position to act on this matter this evening. Thank you.

Mr. Kaminski – Are there any questions or comments? Hearing none, I would entertain a motion for 808 Shave Ice.

Mr. David – Mr. Chairman.

Mr. Kaminski – Mr. David.

Mr. David – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Section 1242.07 and 1258.03(a)(3)(A)(6) to allow 808 Shave Ice to occupy 1,365 SF of space as restaurant with a maximum seating of 12 for property located at 12465 Pearl Road, PPN 396-03-047 zoned General Business.

Mr. Pfahl – Second.

Mr. Kaminski – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. David – Mr. Chairman.

Mr. Kaminski – Mr. David.

Mr. David – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow 808 Shave Ice to utilize approximately 665 SF as an outdoor patio with a maximum seating of 24 for property located at 12465 Pearl Road, PPN 396-03-047 zoned General Business.

Mr. Pfahl – Second.

Mr. Kaminski – Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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Mr. David – Mr. Chairman.

Mr. Kaminski – Mr. David.

Mr. David – I move to give favorable consideration for Site plan approval for outdoor dining for property located at 12465 Pearl Road, PPN 396-03-047 zoned General Business.

Mr. Pfahl – Second.

Mr. Kaminski – Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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NEW APPLICATIONS:

HICKORY BRANCH/ Gino Caroscio, Agent

Site plan approval to remove Sublot 18 from Hickory Branch Homeowners Association located at 10750 Prospect Road, PPN 391-16-017 zoned R1-75.

Mr. Kaminski – Item Number Two, Hickory Branch, please step forward and state your name and address for the record.

Mr. Caroscio – Gino Caroscio, Fireside Builders, 6779 Engle Road, Suite K, Middleburg Heights, Ohio. I am looking to remove the subplot out on Prospect Road. It is really not a part of Hickory Branch and Kemper House is buying it unconditionally, as far as the other requirements that they might have and so I have letters from the HOA of Hickory Branch stating that nobody is objecting to it.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there are no issues with this request. Since the subject parcel is separated from the remainder of the lots in the Hickory Branch Subdivision and approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mr. Kaminski – Thank you, Mr. Biondillo.

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

Mr. Kaminski – Mr. French.

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

Mr. Kaminski – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. If you are looking at this favorably it would need to be made subject to the receipt by my office of an amendment to the Covenants and Deeds, just changing the legal description of the subdivision removing this from the subdivision. I think it was pointed out in Caucus, Kemper House just needs to be informed that they would need to initiate a rezoning ordinance which ultimately would take a vote to approve it if we are going to change the zoning. We are not doing that here tonight but they need to be made aware of that. Thank you.

Mr. Kaminski – Are there any questions or comments? Hearing none, I would entertain a motion for Hickory Branch.

Mr. David – Mr. Chairman.

Mr. Kaminski – Mr. David.

Mr. David – I move to give favorable consideration for Site plan approval to remove Sublot 18 from Hickory Branch Homeowners Association located at 10750 Prospect Road, PPN 391-16-017 zoned R1-75 subject to the Law Department's receipt of Homeowners Association removal documents.

Mr. Pfahl – Second.

Mr. Kaminski – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

BORDERS PLAZA/ Amy Noble, Agent

Modification to the Master Sign Program for Borders Plaza to include the signage for Starbucks out building located at 17180 Royalton Road, PPN 396-14-052 zoned Shopping Center.

Mr. Kaminski – Item Number Three, Borders Plaza, please step forward and state your name and address for the record.

Mr. Gardner – Alex Gardner, Ellet Sign Company, 3041 East Waterloo Road, Akron, Ohio. I am in favor of this matter.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the plans are in approvable form from the City Planner. From Engineering the plans are in approvable form. Thank you.

Mr. Kaminski – Thank you, Mr. Biondillo.

Mr. Biondillo – Thank you Mr. Chairman. From the Building Department, the ARB made this approval subject to there being no signage on the north elevation. They also recognize the pre-menu board kiosk, menu boards and the clearance bar and the site directional signage as well and it was in approvable form. Thank you.

Mr. Kaminski – Mr. French.

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

Mr. Kaminski – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. The one thing that should be pointed out is that the applicant did work with the City. Their initial signage plan was a bit overdone and we thank them for working with the City to come to something that was reasonable and more appropriate for the area. Any action tonight, if you approve it should be subject to the Building Department report tonight. Thank you.

Mr. Kaminski – Are there any questions or comments? Hearing none, I would entertain a motion for Borders Plaza.

Mr. David – Mr. Chairman.

Mr. Kaminski – Mr. David.

Mr. David – I move to give favorable consideration for Modification to the Master Sign Program for Borders Plaza to include the signage for Starbucks out building located at 17180 Royalton Road, PPN 396-14-052 zoned Shopping Center subject to the report of the Building Department.

Mr. Pfahl – Second.

Mr. Kaminski – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2018-005:

An Ordinance Amending Section 1270.05 of Chapter 1270 of Title Six of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City of Strongsville Concerning Parking Requirements, and Declaring an Emergency.

Mr. Kaminski – Mr. Kolick.

Mr. Kolick – At the request of the Planning Commission, our City Planner did look at the parking requirements for food service uses and his recommendation is to base those on number of seats both inside and outside. He has made the appropriate change to bring this more in line with the recommendations of the American Land Planning Institute and the Urban Land Institute. As requested by this Commission we are looking for a recommendation this evening to go back to City Council. Thank you.

Mr. Kaminski - An Ordinance 2018-005. Amending Section 1270.05 of Chapter 1270 of Title Six of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City of Strongsville Concerning Parking Requirements, and Declaring an Emergency.

Mr. David – Move to give favorable consideration.

Mr. Pfahl – Second.

Mr. Kaminski – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Kaminski – Mr. Daymut, you have a favorable recommendation to take back to City Council.

Mr. Kaminski - Any other business to come before this Commission this evening?
Seeing none, we are adjourned.

Jim Kaminski, Vice Chairman

Carol M. Oprea 
Carol M. Oprea, Recording Secretary

Approved