

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

January 25, 2024

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, January 25, 2024 at 5:50 p.m.***

Present: Planning Commission Members: Michael Polo, Vice-Chairman, Brian David, Kim Veris and Terry Toth; City Council Representative Kelly Kosek; Administration: Assistant Law Director, Daniel Kolick; Building Commissioner, Ted Hurst; Assistant City Engineer, Lori Daley, Fire Department Captain, Andrew Green

The following was discussed:

ENTERPRISE SERVICE BUILDING ADDITION: Mrs. Daley stated this request is for Enterprise Service Building Addition, which is for their existing building located on Mohawk Dr. They are planning to construct a 1,370 SF addition onto the existing building, which will be a drive-thru for washing cars and prepping their vehicles. Mr. Kolick interjected we approved a building on the same site and they discarded that plan and this will replace the plan that we approved earlier and they are now proposing to attach this addition to their existing building. Mrs. Daley continued they are still showing the connection between the two parcels and they have their easement and we are okay with that. From the City Planner, they are removing 13 parking spaces; however, they will still have the minimum required parking so there are no issues and no issues with the setback requirements, this is good from a code standpoint. From Engineering Department, the plans are in approvable form. Mr. Hurst stated the Building Department has no objection to this request and we are waiting for the construction drawings to be submitted. Captain Green stated the Fire Department has asked that they provide emergency access to the building, via Knox box and they have agreed to do that. Also, we asked for clarification on the address and signage because of the location being behind 15883 Sprague Road, the main building is the old Medical Mutual building and this is behind it. They are going to work on clarifying the address and signage for the Fire Department. I spoke with Mr. Cerny on the phone today and he confirmed that the Knox box will be purchased and is also looking into the address and signage. Mr. Kolick stated we can act on this subject to the Fire Department report this evening. We do have the signed Performance Standards and we now have the easement with the required City language.

VALLEY STORAGE: Mrs. Daley stated this request is for a new building and also an addition onto the existing building for Valley Storage Facility on Pearl Road and this is south of St. Joseph and John Church/School. They will be expanding their existing building by approximately 21,000 SF and also constructing a new 10,600 SF building and both of these buildings will be located in their existing asphalt area. They are doing some additional drainage work, expanding their existing retention basin in the back and removing some drainage out front. From the City Planner, he had no issues with the parking requirements and setbacks. He also stated that they are complying with the Pearl Road Corridor streetscape requirements and the Architectural Review Board did give it a favorable recommendation. From the Engineering Department, the plans are in approvable form. From the Building Department, this did go through the Architectural Review Board (ARB) and everything was approved there. They made some changes upon ARB's request and they did meet those requirements of the request. The Building Department has no other issues and we will be waiting for the construction documents. From the Fire Department, we asked them to provide emergency access to the gated area that is being added with a Fire Department knox box key. Also, we asked for a private hydrant to be added due to the setback of 900' to the next closest hydrant at the rear of the building. I spoke with Mr. Platt this morning and he stated they are working on the placement of the private hydrant and the knox box key, which concludes my report. Mr. Kolick stated we have the signed Performance Standards, you will need to make this subject to the Fire Departments report, mainly the agreement of the location of the fire hydrant to ensure we are not 900' away from the closest fire hydrant. There is landscaping down the strip between the new building and Saint Joseph and John Church/School and we need them to know that if some of the roots are disturbed and those trees die off they will need to replace them, just so that they, are aware that would need to be done. This needs to be subject to the Fire Departments report this evening.

The Chairman introduced and welcomed Council Representative Kelly Kosek and Captain Andrew Green to the Commission.

The meeting was called to order at 6:00 PM by the Chairman, Mr. Polo.

Roll Call:

Members Present:

Mr. David
Mr. Veris
Ms. Kosek
Mr. Toth
Mr. Polo

Also Present:

Ted Hurst, Bldg. Commissioner
Mrs. Daley, Asst. Engineer
Mrs. Anderson, Recording Sec.

MOTION TO EXCUSE:

Mr. Veris – Mr. Chairman.

Mr. Polo – Mr. Veris

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

Mr. David – Second.

Mr. Polo – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

APPROVAL OF MINUTES

Mr. Polo – You have had a chance to review the minutes for the meeting on January 11, 2024. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

1) **ENTERPRISE SERVICE BUILDING /Architectural Design Studios, Inc, Agent**

Site Plan approval of a 1,370 SF addition to the existing Enterprise Service Building for property located at 15883 Sprague Road, PPN 395-12-002 zoned RD – Research Development
**Architectural Review Board Favorable Recommendation 1-9-24*

Mr. Polo – Item number one is for Enterprise Service Building, please step forward and state your name and address for the record.

Anthony Cerny, Architectural Design Studios, 620 E. Smith Road, Medina, Ohio 44256

Mr. Polo – Please give us a brief description of the project.

Mr. Cerny – We are proposing a small addition on the side of the existing service building off of Sprague and Mohawk Drive. The purpose of the building is to hand wash and clean cars, there are essentially two bays inside and the building is roughly 30' x 50', 1,500 SF.

Mr. Polo - Thank you, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, the building location complies with all the minimum setback requirements of the Research-Development District. Thirteen parking spaces will be eliminated to accommodate the building addition and the remaining parking spaces will meet the minimum parking requirement of the Zoning Code. The site plan also includes a driveway connection with the adjacent property to the south and site plan approval is recommended. From the Engineering Department, the plans are in approvable form.

Mr. Polo – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, the plans are in approvable form and we have no objections.

Mr. Polo – Thank you, Captain Green.

Captain Green - From the Fire Department, we asked them to provide emergency access via a knock box and address/signage clarification for the Fire Department emergency response to this new service building. I spoke with Mr. Cerny this morning and he advised me that the knock box is being purchased and that he is looking into the address and signage concerns.

Mr. Polo – Thank you, Mr. Kolick

Mr. Kolick – Thank you, Mr. Chairman. We have the signed Performance Standards and they did agree to and have filed the easement required between the two parcels that we previously requested. The record should reflect that this is replacing the prior plan that was approved by the Commission and that one will be null in void. Any action should be made subject to the Fire Departments report this evening.

Mr. Polo – Are there any questions or comments?

Mr. Veris – Mr. Chairman

Mr. Polo – Mr. Veris.

Mr. Veris – I move to give favorable consideration for Site Plan approval of a 1,370 SF addition to the existing Enterprise Service Building for property located at 15883 Sprague Road, PPN 395-12-002 zoned RD – Research Development. Subject to the terms and conditions stated in the Fire Departments report this evening. Enterprise Service Building, Architectural Design Studios, Inc, Agent.

Mr. David– Second.

Mr. Polo – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

2) VALLEY STORAGE/Heartland Building Group, Agent

- a) Site Plan approval of a 21,206 SF addition to the existing Valley Storage Building for property located at 12878 Pearl Road, PPN 392-30-001, zoned CS - Commercial Service **Architectural Review Board Favorable Recommendation 1-9-24*
- b) Site Plan approval of a 10,600 SF new building for Valley Storage for property located at 12878 Pearl Road, PPN 392-30-001, zoned CS - Commercial Service **Architectural Review Board Favorable Recommendation 1-9-24*

Mr. Polo – Item number two is for Valley Storage, please step forward and state your name and address for the record.

Ed Piatak, Euthenics, 8235 Mohawk Drive, Strongsville, Ohio 44136

Aric Platt, Heartland Building Group, 1241 Summerwood Drive, Lebanon Ohio 45036

Mr. Piatak – This is an expansion project of the existing Valley Storage Facility on Pearl Road. We are looking to expand the existing building by a little over 21,000 SF and add a new building along the northerly property line, around 10,600 SF. There will be pavement and drainage improvements, as well that will go along with the project.

Mr. Polo - Thank you, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, the proposed site plan includes the provision of 27 additional parking spaces, additional storm water detention and also includes additional landscaping and compliance with the Pearl Road Corridor streetscape requirements. The plan also provides new security fencing facing the west, which is the rear of both buildings. The building and parking comply with the minimum requirements of the Commercial Service Zoning District and approval is recommended. From the Engineering Department, the plans are in approvable form, thank you.

Mr. Polo – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, we have no report and no objections to the project.

Mr. Polo – Thank you, Captain Green.

Captain Green – From the Fire Department, we ask that they provide emergency access to the gated area and building via knox box with a gate key or swipe card for the gate. We have asked them to add a centrally located private hydrant due to the greater than 300' distance between the hydrant and the private hydrant at the rear of the property, which is 900' from the road. I spoke with Mr. Platt this morning and he stated that they will work on the placement of the hydrant and they will add the knox box for gate and building access.

Mr. Polo – Thank you, Mr. Kolick

Mr. Kolick – Thank you, Mr. Chairman. We have the signed Performance Standards and the action tonight should be subject to the Fire Department report this evening.

Mr. Polo – Are there any questions from the Members if not I will entertain a motion for Valley Storage?

Ms. Kosek – Excuse me this is my first meeting so I am going to ask a question that maybe everybody else already knows the answer to. Have you reached out to St. Joes to see if they have any reaction to this and are they satisfied with the screening? What kind of screening are you using between the back of the building and St. Joes.

Mr. Piatak – To my knowledge there has been no communication with St. Joes. The existing trees along that property line will remain, there are some additional trees that will be planted but, I guess there has been no communication with the church.

Ms. Kosek – I understand that you are a new owner and the current owner is not the owner that originally asked for the rezoning a couple of years ago. When the project was rezoned to be storage because it was previously retail there were concerns about whether there would be additional buildings and at that point we were told there would be no additional buildings so it is concerning. At that point, St. Joes was okay and I don't know if they are okay with it now and I understand that we don't normally ask neighbors about this kind of thing. I do have some concerns about the screening and it looks like it is deciduous trees and I would ask that, as it is winter now there would be no leaves on the trees. Is it possible that we could have the trees be evergreens so that there would be continuous screening?

Mr. Piatak – Through the ARB there were some recommendations about the landscaping and they advised us as to the trees that we were to install and to try and leave the trees that are on that line alone.

Ms. Kosek - Any ability to leave the current trees, I think is fine but, I think there are some concerns that those trees won't survive the building so, they would have to be replaced, I assume. Is that correct if the trees do not survive?

Mr. Kolick – Yes, they would have to comply with the ARB plans and if those trees don't survive they would need to be replaced and they understand that.

Mr. Piatak – The footprint of the new building along that line is actually inside the existing asphalt pavement area so, I believe the building will be far enough away not to disturb most of the trees. There is going to be a little swale that will be graded there but the intent is to keep that swale outside of the drip line of the trees so that we do not disturb the trees.

Ms. Kosek – So, I guess I will ask Mr. Kolick. There is no requirement for any additional screening?

Mr. Kolick – No, they did require additional screening at ARB but, I wasn't at that meeting. Is that correct Ted, were you at that ARB meeting?

Mr. Hurst - The additional trees were added at the meeting through ARB, they felt that the trees that were there would survive and if not, they are going to be replanting those trees. One of things discussed at ARB was right now the view from that roadway and from St. Joes is looking at the garage door of the existing facility; however, once the new

building is up they will be looking at the side of that new building, which will be more of a screening than anything else. They did at the request of ARB change the siding and the streetscape look of that side so that when the trees do go bare in the fall they are not just looking at one solid wall of metal siding so, they did dress up that side of the building.

Ms. Kosek – I defer to you guys because you have been here longer. Is this something that you would be interested in having evergreen trees there as opposed to deciduous? Is this something you have talked about before? I am new to this Commission.

Mr. Kolick – Did they have any discussion about that, Ted at the ARB?

Mr. Hurst – They did not at the ARB, I know that Jennifer was going over the landscape and tree portion of this. I would venture to say that if it was an issue she would have definitely brought it to us but, nothing that I am aware of.

Mr. Kolick – Our City Forester looked at it and determined the type of trees to go in there. Is that correct?

Mr. Hurst – Correct.

Mr. Kolick – Okay, then I would not raise anything more because she already looked at it.

Ms. Kosek – Okay.

Mr. Polo – If we have addressed all of the questions, then I will entertain a motion.

Mr. Veris – Mr. Chairman

Mr. Polo – Mr. Veris.

Mr. Veris - I move to give favorable consideration for Site Plan approval of a 21,206 SF addition to the existing Valley Storage Building for property located at 12878 Pearl Road, PPN 392-30-001, zoned CS - Commercial Service. Subject to the terms and conditions stated in the Fire Departments report this evening. Valley Storage/Heartland Building Group, Agent.

Mr. David – Second.

Mr. Polo – Secretary please call the roll.

Roll Call:

MR. DAVID	AYE
MR. VERIS	AYE
MS. KOSEK	NO
MR. TOTH	AYE
MR. POLO	AYE

Motion Approved

Mr. Veris – I also move to give favorable consideration for Site Plan approval of a 10,600 SF new building for Valley Storage for property located at 12878 Pearl Road, PPN 392-30-001, zoned CS - Commercial Service. Subject to the terms and conditions stated in the Fire Departments report this evening. Valley Storage/Heartland Building Group, Agent.

Mr. David – Second.

Mr. Polo – Secretary please call the roll.

Roll Call:

MR. DAVID	AYE
MR. VERIS	AYE
MS. KOSEK	NO
MR. TOTH	AYE
MR. POLO	AYE

Motion Approved

Mr. Polo – Is there any other business to come before this Commission this evening? Seeing and hearing none, we are adjourned.

Michael Polo III /s/

Michael Polo III, Vice-Chairman

Mitzi Anderson /s/

Mitzi Anderson, Recording Secretary

2-8-2024

Approved