

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

October 10, 2019

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, October 10, 2019 at 5:45 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; Brian David; Edward Pfahl and James Kaminski; Mayor Thomas P. Perciak; City Council Representative, Matthew Schonhut; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Assistant Building Commissioner, Michael Miller, and Fire Department Representative, Randy French.

The following was discussed:

**CITY BARBEQUE LLC:** Mrs. Daley stated that this applications is for 2 Conditional Use Permits and site plan approval for City Barbeque which is at the Royalton Collection Building 1 which is out front, if you are heading in the drive it's the first building. It is going in the first end unit there and they are also putting in an outside patio. From the City Planner parking and other site improvements were approved as part of the overall plan for the Royalton Collection. He recommends approval. From Engineering, there is no report on Item a and b and Item c, the patio cannot block pedestrian traffic around the building. Mr. Miller stated that from the Building Department the plans are in approvable form subject to approval of construction documents in accordance with the Ohio Building Code; vehicle impact bollards shall be installed on the perimeter of the patio adjacent to parking areas and accessible routes and shall comply with 2009 ICC A117.1 standards. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission could act on this matter and make Item b subject to the Building Department and Engineering reports.

**MILLS BUSINESS PARK, PHASE 2:** Mrs. Daley stated that this application is for Mills Business Park, Phase 2 on Foltz Parkway which was previously approved back in 2017. They just haven't moved forward so that is why they are back because their approvals expired. From the City Planner the proposed building conforms to the setback and area requirements and approval is recommended. From Engineering the plans are in approvable form. Mr. Miller stated that from the Building Department the plans are in approvable form. Mr. French stated that from the Fire Department the plans are in approvable form subject to us working with their architect to get the private hydrant and the fire department connection a little closer now than what they are showing on the plans. Mr. Kolick stated that any approval forthcoming needs to be made subject to the Fire Department report.

**CATANZARITE SOUTH PEARL, LLC:** Mrs. Daley stated that this applications is for a parcel split of the existing PPN 394-31-004 into two parcels off Pearl near Rock Glen.

**Planning Commission Minutes**  
**October 10, 2019**  
**Page 2**

The corner piece of The Avenue that we just approved. Mayor Perciak stated that we talked about that when that was presented that we would still have to do this to take that piece off of there because it wasn't a part of the contract to build the nursing facility on. Mrs. Daley stated that Parcel BB-1 is zoned Public Facilities and Parcel BB-2 is zoned General Business. From the City Planner both parcels would conform to the minimum lot requirements of their respective districts and approval is recommended. From Engineering the plat is in approvable form subject to the receipt of a storm sewer easement on BB-2 granted to BB-1. Mr. Miller 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 had worked out the language and any approval forthcoming should be made subject to receipt of the storm sewer easement and any approval should be made subject to the report of the Law Department. What they are going to be doing which is what we would like them to do anyway is they'll coordinate their driveway along with the Avenue so that they won't have another curb cut, that is their long range plan. I don't think that they have a user or anything yet for this. The easement area is up in here. Mr. McDonald asked Mr. Catanzarite if he had a tenant for the other parcel. Mr. Catanzarite said he did not at this time.

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

Roll Call:

Members Present: Mr. McDonald  
Mr. Pfahl  
Mrs. Walker  
Mr. Kaminski  
Mr. Schonhut  
Mr. David  
Mayor Perciak

Also Present: Mr. Miller, Asst. Bldg. Com.  
Mrs. Daley, Asst. Engineer  
Mr. Kolick, Asst. Law Dir.  
Mr. French, Fire Dept. Rep,  
Carol Brill, Recording Secy.

**REVISED AGENDA**

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

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

**Planning Commission Minutes**  
**October 10, 2019**  
**Page 3**

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call: All Ayes APPROVED

**APPROVAL OF MINUTES**

Mr. McDonald – You have had a chance to review the minutes of September 26, 2019. If there are no additions or corrections they will stand as submitted.

**PUBLIC HEARINGS:**

**CITY BARBEQUE LLC/ Keith Willis, Agent**

a) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(6) and 1242.07 to allow City Barbeque to utilize approximately 3,700 SF of tenant space as a sit down restaurant with a maximum seating of 66 for property located at 17818 Royalton Road, PPN 396-12-033 zoned General Business.

b) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow City Barbeque to utilize approximately 576 SF as an outdoor patio with a maximum seating of 32 for property located at 17818 Royalton Road, PPN 396-12-033 zoned General Business.

c) Site Plan approval for outdoor dining for property located at 17818 Royalton Road, PPN 396-12-033 zoned General Business.

Mr. McDonald – Item Number One, City Barbeque LLC, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Harris – Nathan Harris, Construction Manager with City Barbeque, 6175 Emerald Parkway, Dublin, Ohio. We are here to apply for a Conditional Use Permit for the Royalton Collection location.

Mr. McDonald – 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, the parking and other site improvements were approved as part of the overall plan for the Royalton Collection and it is recommended that Planning Commission grant approval of Items a, b and c.

**Planning Commission Minutes**  
**October 10, 2019**  
**Page 4**

From Engineering there is no report on Items a and b and Item c is in approvable form. Just to remind the applicant that the patio can not block the pedestrian access around the building. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form subject to the following comments; upon approval of construction documents in accordance with the Ohio Building Code, vehicle impact bollards shall be installed on the perimeter of the patio adjacent to the parking area and all accessible routes shall comply with the 2009 ICC A 117.01 standard. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, the plans are in approvable form subject to the final review of submitted plans that comply with the Ohio Building Code and Strongsville Fire Code. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You are in a position to act on it, Item b needs to be made subject to the Building and Engineering reports this evening.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for City Barbeque LLC.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(6) and 1242.07 to allow City Barbeque to utilize approximately 3,700 SF of tenant space as a sit down restaurant with a maximum seating of 66 for property located at 17818 Royalton Road, PPN 396-12-033 zoned General Business.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED



**Planning Commission Minutes**  
**October 10, 2019**  
**Page 6**

Mr. McDonald – Item Number Two, Mills Business Park, Phase 2, please step forward and state your name and address for the record.

Mr. Weber – Matthew Weber, Weber Engineering Services, 2555 Hartville Road, Rootstown, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposed building conforms to the setback and area requirements and approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

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

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, the plans are in approvable form subject to our working with their site engineer to have the fire department connection and private hydrant closer together than was currently shown on the current plan. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You are in a position to act on it and it should be made subject to the Fire Department report this evening. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Mills Business Park, Phase 2.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of Phase 2 of a 179,604 SF multi-tenant building for property located on Foltz Parkway, PPN 393-01-018 zoned General Industrial subject to the Fire Department report.

**Planning Commission Minutes**  
**October 10, 2019**  
**Page 7**

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**CATANZARITE SOUTH PEARL, LLC/ Nick Catanzarite, Agent**

Parcel Split of PPN 394-31-004 located at 18936 Pearl Road zoned General Business.

Mr. McDonald – Item Number Three, Catanzarite South Pearl LLC, please step forward and state your name and address for the record.

Mr. Catanzarite – Mike Catanzarite, 1330 Webster Road, Strongsville, Ohio.

Mr. McDonald – 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 existing PPN 394-31-004 into two parcels. Parcel BB-1 zoned Public Facility and BB-2 zoned General Business. Both parcels conform to the minimum lot requirements of their respective districts and approval is recommended. From Engineering the plat is in approvable form subject to the storm sewer easement on Parcel BB-2. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

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

Mr. McDonald – Mr. French.

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

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We worked with the applicant on the easements and restrictions and they need to make one little change in it so any approval tonight should be made subject to the Law Department in regard to the easement and restriction document. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Catanzarite South Pearl LLC.

**Planning Commission Minutes**  
**October 10, 2019**  
**Page 8**

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Split of PPN 394-31-004 located at 18936 Pearl Road zoned General Business, subject to the Law Department report on the Covenants and Restrictions.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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

\_\_\_\_\_  
Greg McDonald, Chairman

*Carol M. Oprea* \_\_\_\_\_

Carol M. Oprea, Recording Secretary

\_\_\_\_\_  
Approved