

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 8, 2020

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, October 8, 2020 at 5:45 p.m.**

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

The following was discussed:

ARBY'S: Mrs. Daley stated that this application is for a request of their site plan approval that was granted in December of 2019 since they are coming up to the year so I think just because of what COVID threw at us they weren't able to begin construction. The City Planner had no problem with the extension and from Engineering there are no issues with it. It will still be the same site plans so still the right-in, right-out on Pearl Road and full access on Whitney so we are good with it. Mr. Miller stated that there was no issues with the Building Department. Mr. Kolick stated that the Commission could act on this matter.

ORDINANCE 2020-129: Mr. Kolick stated that this is the corner parcel where the gas station used to be but they needed more than the gas station parcel. The Gills Beverage will be coming down. They have to rezone that corner for Auto Zone, the MS and LB over to GB. There would still be another MS parcel to the east of it which didn't make sense and then the rest of it would be LB. We subsequently, after the rezoning request came in, talked to Discount Drug Mart and they are willing to change everything over to GB which is what our City Planner recommended. What does that mean procedurally? They have to move, Auto Zone does because they have an option that is expiring on them to pick up that corner. My recommendation is we act on the Ordinance as we have it, give your recommendation but we will then pass a second motion, if you are in favor of it, to rezone all of this over to GB and give it to City Council. That way when Discount Drug Mart comes back with their application and we amend the Ordinance it won't have to come back here to Planning again and they can keep it moving because you would have already made a recommendation so it would be a separate recommendation; one on the Ordinance and the second recommendation is to rezone the Discount Drug Mart and the corner parcel everything from Motorist Service and LB over to GB. Mayor Perciak asked if they would be selling it to Auto Zone. Mr. Kolick stated that we have to cut it up into a separate parcels but I don't know whether they are selling or just land leasing. They probably even with the land lease Mayor would want to have a separate parcel. Mayor Perciak stated that is good and he would

rather see them do that. Mr. David asked if parcel A, B and C would be all used in the future project. Mr. Kolick stated yes. Mr. McDonald stated that there were two PPN's, 012 and 014. Mayor Perciak stated that they were going to knock down the beverage store and combine it into this. The beverage store is moving where the Rod Makers was. Mr. McDonald stated that instead of keeping this little piece of Motorist Services hanging out here all by itself, then having split zoning to GB over here and LB over here, our second motion needs to be to recommend to Council that the entire parcel for both PPN's be rezoned to General Business. Mayor Perciak said correct and looked to Mr. Kolick for language. Mr. Kolick state it would be just that. That we recommend that Council consider rezoning from Motorist Service and LB to GB for the entire two parcels. I think there are only two parcels there or are there more Lori? Ms. Daley stated that there are only 2 parcels there right now and they are going to be putting the Auto Zone on the part where they have proposed GB. Mayor Perciak stated that 014 and 012 encompasses all of it correct? Ms. Daley stated that was correct. Mr. McDonald stated to Mr. David that he could say PPN 392-33-014 and 012 both be rezoned to GB. Mr. Kolick stated that first you read the Ordinance since we have to act on what Council gave us so we will make the motion on that and then make a second motion to recommend to City Council to rezone both parcels, 012 and 014 from Local Business and Motorist Service over to General Business.

Mr. McDonald asked if on the Arby's we should make it subject to all conditions as previously agreed to by Planning Commission. Mr. Kolick stated yes we need to make it clear, remember there were issues on right out and right in only on Pearl and that so you'll add onto it as contingency on all original conditions imposed by the Planning Commission.

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

Roll Call:

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

Also Present: Mr. Miller, Asst. Bldg. Com.
Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.

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.

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 24, 2020. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

ARBY’S/ Ken Knuckles, Agent

Consideration for an extension of time until December 5, 2021 for the Site Plan approval of a 2,230 SF Arby’s Restaurant for property located at 9175 Pearl Road, PPN 395-16-004 zoned Motorist Service as originally approved by Planning Commission on December 5, 2019.

Mr. McDonald – Item Number One, Arby’s, please step forward and state your name and address for the record.

Mr. Skidmore – David Skidmore, Inspire Brands Restaurants, 7488 Bold Venture Center, Luis Center, 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, there is no objection to granting the extension nor from Engineering. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, there are no objections from the Building Department on this extension. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. If you are looking at this favorably it should be made subject to all conditions that were originally imposed by the Planning Commission. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Arby's

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for an extension of time until December 5, 2021 for the Site Plan approval of a 2,230 SF Arby's Restaurant for property located at 9175 Pearl Road, PPN 395-16-004 zoned Motorist Service as originally approved by Planning Commission on December 5, 2019 and subject to all conditions previously imposed by the Planning Commission.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2020-129

An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250I.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Property in the City of Strongsville located at 20968 Royalton Road from MS (Motorist Service) Classification to GB (General Business) Classification (All of PPN 392-33-014) and Property Located at 13919 Prospect Road from LB (Local Business) Classification to GB (General Business Classification (Part of PPN 392-33-012).

Mr. McDonald – Mr. Kolick.

Mr. Kolick – This is requesting a rezoning of the corner on Prospect and Rt. 82, the old gas station parcel and part of the Discount Drug Mart from LB and Motorist Service over to GB. Although I don't really have anything unfavorable to say, the City Planner thought it was a good idea to clean up that corner finally. It would mean that the old beverage store, Gill's Beverage the former Tal's would be coming down. However, in looking at it, as I mentioned in Caucus, you would then wind up with GB, a small MS and then the rest of it zoned LB which doesn't make a whole lot of sense from a zoning standpoint, particularly the MS there could not even be used for anything. The City Planner suggested that you make a recommendation to City Council to consider rezoning both parcels 012 and 014 from MS and LB over to GB. We did have a contact with Discount Drug Mart people and they are willing to do that, so I think what they will be doing is amending the legal description so that we can attach a new legal description to the ordinance. By making a second recommendation today it would save them from having to have Council amend it and bring it back here again and then back to Council again. My recommendation is that you act on the Ordinance as you received it, which we have to do and then make a second motion to recommend to Council to rezone all of PPN 392-33-012 and 014 from Motorist Service and Local Business to General Business.

Mr. McDonald - ORDINANCE NO. 2020-129. An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250I.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Property in the City of Strongsville located at 20968 Royalton Road from MS (Motorist Service) Classification to GB (General Business) Classification (All of PPN 392-33-014) and Property Located at 13919 Prospect Road from LB (Local Business) Classification to GB (General Business Classification (Part of PPN 392-33-012).

Mr. David – Move to give favorable consideration to Ordinance 2020-129.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. David – Move to give favorable consideration for City Council to rezone all of PPN 392-33-012 and 014 from Motorist Service and Local Business to General Business.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald – Mr. Schonhut, you have a favorable recommendation to take back to City Council.

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

Greg McDonald, Chairman

Carol M. Brill

Carol M. Oprea, Recording Secretary

Approved