

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 19, 2020

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, November 19, 2020 at 5:45 p.m.**

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

The following was discussed:

OMEC SMART CARD LLC: Mrs. Daley stated that this is a company that wants to move into an existing building on Dow Circle. They make the chips for smart cards. It is actually a production facility and that is why they need the Conditional Use Permit. The City Planner met with them and they are going to bring a lot of new jobs to the City and it is good for the tax base. Mr. McDonald asked what the payroll is. Mayor Perciak stated that he believed it was almost 200 new jobs. Mr. McDonald stated that it is only 20,000 SF. Mrs. Daley stated that the City Planner recommends that the Conditional Use Permit is in approvable form and there is no report from Engineering. Mayor Perciak stated that it is going to be nice and that he would like to visit the site when they are up and running because today with the chip cards you don't even need to insert your card you just tap it down. Mr. McDonald stated that he imagined that the place was pretty secure. Mr. Miller stated that there was no report from the Building Department or the Fire Department. Mr. Kolick stated this is within uses that the Conditional Use Permit can be granted because they have a high value in relation to bulk. You are okay to act on it.

PEARL ROAD ESTATE HOLDINGS LLC: Mrs. Daley stated that this is a lot split and consolidation. This is the parcel that Burger King that has been closed down for awhile on Pearl Road is on and that is a bowling alley lot right now and they only use the front so the same owners own the property to the north so they want to split off where the Burger King is so that they can get another business in there and sell off that piece and consolidate the back lands onto the parcel to the north. By doing that, the parcel that the Burger King will be on will be zoned R-RS which is appropriate for that and then with the consolidation the parcel left is going to have some split zoning, it will have a little sliver of R-RS left over and the rest will be GB. The reason why they did their lot lines the way they did is that they wanted to keep at least 200 feet on that left over parcel to the north so that if they want to do a multiple use businesses they would meet our Code and won't need any variances. Mr. McDonald asked if Parcel B is currently the Burger King. Mayor Perciak stated that is was and the structure is going to stay and they are

just going to gut that and rehab that totally. What business is going in there I don't remember but I remember that the structure itself, the four walls and the roof is staying. Mr. Miller stated that there was no report from the Building Department or Fire Department. Mr. Kolick stated that the Commission is in a position to act on this matter. Normally I would not like you to approve a project that has split zoning but they may be coming in to zone it Restaurant Recreational and the parcel to the north they may be coming in to zone it General Business. Since they don't know which way they want to go it's no use sending them to rezoning first but just as long as they understand that when they come in to develop it then they are going to have to clean up the zoning. They have to move that strip from R-RS or they are going to have to move some of the GB to R-RS. That is down the line and it is probably no big deal now to grant the split as long as they understand that in the future they are going to have to do something by way of getting that split zoning taken care of. Mayor Perciak stated he agreed with that and plus we know in the future we have to worry about the residents right behind there in CoMoor Colony, all those cluster homes and they have a big fence there now but I am not sure how that will affect it and what type of affect it will have over there and what will actually be permitted to be built there simply because its pretty close to the line there. The Burger King is the bigger of all the lots if I remember how that was put together. Mr. McDonald stated that the Burger King is the smaller lot, the Parcel B is just a thumbprint. Mr. Kolick stated that he thought we could talk to the representative here when we have our regular meeting and he may be able to shed some light on it. I think they are planning to split off another piece in the rear but I don't know what their plans are for that. At one time Lowes wanted to come into that area, that was years ago. Mayor Perciak stated that we have to look at it but this one as it is today I don't have any problem with do you? Mr. Kolick stated he did not, they don't know what the use is and I don't have a problem, there is no use going through a rezoning for a 10 foot sliver if they find another restaurant use that wants to use it and then they would have to come back again.

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. Powell
Mr. Schonhut
Mr. David
Mayor Perciak

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

Kathy Zamrzla, Recording
Secy.

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of November 5, 2020. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

OMEC SMART CARD LLC/ Daniel Hinkel, Agent

Conditional Use Permit pursuant to C. O. Sections 1262.02(a)(3) and 1242.07(b) to allow OMEC SMART CARD to utilize approximately 19,316 SF as a production facility for plastic cards for property located at 8293 Dow Circle, PPN 395-13-034 zoned Research and Development.

Mr. McDonald – Item Number One, OMEC Smart Card LLC, is there anyone 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 subject site is in the Research Development District. Our Code provides that production and assembly of products that have high value to bulk ratio is permitted in the district with a Conditional Use Permit. The proposed manufacturing facility meets that requirement so approval is recommended. From Engineering there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

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

Mr. McDonald – Thank you, Mr. Kolick.

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

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for OMEC Smart Card 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 1262.02(a)(3) and 1242.07(b) to allow OMEC SMART CARD to utilize approximately 19,316 SF as a production facility for plastic cards for property located at 8293 Dow Circle, PPN 395-13-034 zoned Research and Development.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

PEARL REAL ESTATE HOLDINGS LLC./Lynn Miggins, Agent

Lot Split and Consolidation of PPN 392-28-004 and 005 located at 12380 Pearl Road zoned Restaurant Recreational Services and General Business.

Mr. McDonald – Item Number Two, Pearl Real Estate Holdings LLC, please step forward and state your name and address for the record.

Mr. Miggins – Lynn Miggins, President of KS Associates, 260 Burns Road, Elyria and this is my client Micky Mann.

Mr. Mann – Micky Mann, 5050 Detroit Road, Sheffield Village, Ohio. I am on the development team and I own the property.

Mr. McDonald – Can you tell us a little bit about the project. We know you are just asking for a parcel split tonight.

Mr. Mann – So right now we have Freddy's Frozen Custard. We are asking for the parcel split and Freddy's Frozen Custard is going to be taking over the existing Burger King and remodeling that. They'll be looking forward to getting in front of you guys in the next month, they have been working on plans. They are going to be taking over that parcel with the current Burger King. We will have the excess land for future development.

Mr. McDonald – Any particular plans for that parcel?

Mr. Mann – Still very very preliminary. The most tentative plans that we have kind of in the back portion right now which we will have to get in front of you guys again would be a pets grooming, overnight pet boarding type business but we would have to discuss that and it is very preliminary at this point.

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 applicant is proposing to reconfigure two properties so that there will be two lots, Parcel A and B. Parcel A will comply with the minimum area and frontage requirements for sites with multiple business uses and Parcel B will comply with the minimum area and frontage requirements for a single business use and approval is recommended. From Engineering the plat is in approvable form. Just to note as we discussed in Caucus, Parcel B which houses the existing Burger King building is zoned and will remain zoned R-RS and Parcel A will have a split zoning of General Business and R-RS. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

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

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Just a couple of items, I don't think you were here at the beginning of the Caucus but since that one parcel is going to be split zoned, R-RS and GB, before you develop that you will have to come in and clean up the zoning one way or the other. Either move it all to R-RS or move it all to GB. As far as your uses are concerned, you better get with our City Planner, there are restrictions on the uses even under GB and I don't think that a pet grooming is going to fit within those uses but talk with our City Planner and ultimately whatever you do with that, that does back up to residential so we've got to be real careful to protect those residents by way of screening, landscaping, mounding, whatever so just be aware at the time period you come in there that is something we will be looking at. For tonight, since we don't know what that other use is going to be, though we normally try to clean it up at this instance but without that use I think we can go ahead and act on the parcel split. Thank you.

Mr. Mann – We are aware of those future items that we have to clean up so thank you for bringing that up.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for a Lot Split and Consolidation of PPN 392-28-004 and 005 located at 12380 Pearl Road zoned Restaurant Recreational Services and General Business.

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

Kathy Zamrzla
Kathy Zamrzla, Recording Secretary

Approved