

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 5, 2020

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, November 5, 2020 at 5:50 p.m.**

Present: Planning Commission Members: Brian David, and Edward Pfahl; 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:

SOUTHPARK MALL: Mrs. Daley stated that this is the lot split for the Mall. They are creating 2 parcels; one of the parcels has the Cleveland Clinic and the other will have Office Max and Macaroni Grill. They did need variances, since they will have their parking there so side yard setback variances for parking. That was granted by the BZA so with that the City Planner says it is okay to approve. From Engineering it is in approvable form, they do include on the plat the language that restricts any future curb cuts onto Rt. 82 or Howe Road and then also restricting monument signs. So that is all right on the plat so we are good with that. Mr. Miller stated that there was no report from the Building Department. Mr. Kolick stated that the items that Lori referred to, the signage and the restrictions on access directly onto Royalton and Howe were conditions of the BZA in granting the variances and we had them put it directly on the plat. When the Mall came in originally they had cross easements for all the utilities, storm water and all those so all those will remain in place and are incorporated in their Covenants and Deeds so you are in a position to go ahead and act on this. There will be no other conditions you need to place on it.

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

Roll Call:

Members Present: Mr. David
Mr. Pfahl
Mr. Schonhut
Mayor Perciak

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

Carol Brill, Recording Secy.

MOTION TO EXCUSE:

Mr. Pfahl - Mr. Chairman.

Mr. David– Mr. Pfahl.

Mr. Pfahl - I move to excuse Mr. McDonald, Mrs. Walker and Mr. Veris for just cause.

Mr. Schonhut – Second.

Mr. David – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. David – You have had a chance to review the minutes of October 22, 2020. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

SOUTHPARK MALL, LLC/ Steven Metcalf, Agent

Parcel split and Consolidation of PPN 396-24-015 and 396-24-016 located at Southpark Mall zoned Shopping Center and General Business. *BZA variance granted 9-23-20.*

Mr. David – Item Number One, Southpark Mall, LLC., please step forward and state your name and address for the record.

Mr. Metcalf – Steve Metcalf, Neff and Associates, 6405 York Road, Parma Heights, Ohio 44130.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the side yard setback variances for parking and drive isles were granted by the Board of Zoning Appeals and approval is recommended. From Engineering the plat is in approvable form. Thank you. They do have the language on the plat that states no future curb cuts are allowed either on Royalton Road or Howe Road and also no additional monument signage is allowed on Royalton or Howe.

Mr. David – 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. David – Thank you, Mr. Kolick.

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

Mr. David – Are there any questions or comments? Hearing none, I would entertain a motion for Southpark Mall.

Mr. Pfahl– Mr. Chairman.

Mr. David – Mr. Pfahl.

Mr. Pfahl– I move to give favorable consideration for Parcel split and Consolidation of PPN 396-24-015 and 396-24-016 located at Southpark Mall zoned Shopping Center and General Business.

Mr. Schonhut – Second.

Mr. David – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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

Brian David, Acting Chairman

Carol M. Brill

Carol M. Brill, Recording Secretary

Approved