

## **STRONGSVILLE PLANNING COMMISSION**

### **MINUTES OF MEETING**

**December 17, 2020**

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, December 17, 2020 at 5:45 p.m.**

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

The following was discussed:

**CITY OF STRONGSVILLE:** Mrs. Daley stated that this application is for a lot split and consolidation. This is land owned by the City that the Chamber Building and Olde Town Hall on Royalton Road are located on right across the street. Right now both buildings and some of the parking are located on one parcel and the other parcel just has the parking lot on it. So what we are going to do is take the land that the Chamber building is on and split that property so that way we have the Chamber building and parking on one property and Olde Town Hall and parking on another property. By doing that, because the buildings are so close together right now and the parking is all connected there are going to be some variances that are required and that is for the building setbacks and the parking setbacks. The HVAC units for the Olde Town Hall are going to be crossing the property line so we will need easements there and we will need some cross easements for access and utilities, ingress and egress. Tonight it just has to be denied to go to the BZA to grant those variances. Mr. Miller stated that from the Building Department there was no report. Mayor Perciak stated that for the record, to the members, what we are trying to do here is, this is where the Chamber parcel is currently located and we are really doing a swap with land that the Chamber owns a little bit west of the Huntington Bank on the south side of Royalton Road. We hope that in the future we would be able to use the land that the Chamber currently owns with homes on it as a future home for our Fire Department. This parcel where the Chamber is located, we are unable to use because we could not in any size, shape, way or form get the necessary equipment around that building or in/out ingress and egress would be very very difficult and the Chamber is cooperating with us and Dan, if you want to tell them just basically what we are doing as far as the appraisals and everything. Mr. Kolick stated that the appraisals were done of both the lots, the three residential lots further west and this and they are almost identical, I think they were within \$3,000 of one another so it makes sense for both parties standpoint to do the swap so that is where we are at. Mayor Perciak stated that it is good for the Chamber, it is good for the City because the Chamber doesn't want to move and they've been right there and

truthfully we couldn't get our vehicles and any of our fire trucks around that little facility there even if we tried.

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The facility west of 42 will enable us to do that should it come to that. Mr. Kolick stated that the Commission will just need to deny it as Lori stated and send it to the BZA and when it comes back then we have other things we need to do to take care of these easements and all but that is not until it comes back.

**CCL DESIGN HEADQUARTERS:** Mrs. Daley stated that this application is just an extension of time for CCL, the building that they were putting at the south end of Foltz, they haven't started construction yet and we have no issues with the extension. Mr. Miller stated that from the Building Department there are no issues with the extension. Mayor Perciak stated that this is a prime example of Covid 19. This project was supposed to be up and done by now but at the end of the day this is an industry that was making all the labels for the automotive industry and as all of you know the automotive industry was shut down for I don't know how many months at the beginning of this year so we are going to work with them to make sure that this comes to fruition and by the way this was land that the City had owned and sold to them. Ms. Brill stated that there was no report from the Fire Department. Mr. Kolick stated we are just looking at granting that extension which makes sense. The other problem all these companies are having now, they can't put these additions up because they can't get materials, the wood and all that is just almost impossible to get now. Glass, they have trouble getting glass, all those businesses downtown as a result of when the riots and all went on, they weren't opening because they can't get glass. Mayor Perciak stated it is also known as the supply chain.

**CHICK-FIL-A:** Mrs. Daley stated that this application is for adding a second drive thru lane so you can have double stacking all the way through from the beginning to end with their drive thru. They are going to reconfigure the parking a little bit because they will have to bump that out a little bit to the east to where the Rockne's building was more towards there with their second drive thru lane. So on the Rockne's property they are going to restripe so that they have angled parking and then it will just be north so you'll have a clockwise circulation around that building there. They are doing some additions as well, small building additions and remodeling inside and with that there is going to be less occupancy on the interior so the parking with the reconfiguration, they are going to lose a couple parking spaces. The City Planner has 59 parking spaces and they need and they will have 50 parking spaces so they had a reduction to begin with so it will actually be 5 spaces from what they have now. There is also the parking in the Rockne's site, they have 11 spaces there that they can use so he didn't feel that there would be any issue with having that reduction in parking, taking care of all of the cars that are in line now for the drive thru is more important than the slight reduction in the parking. Mayor Perciak stated that as you know this traffic has been backed up into Rt.

82. Mrs. Daley stated that there are no variances required. From Engineering we have the plans and they are in approvable form. Mr. Miller stated that from the Building Department the site plan is in approvable form. Ms. Brill stated that from the Fire Department there was no report. Mr. Kolick stated that we are ready to act on it, this really needs to be done to help clear up that stacking of cars. The only cautionary thing may be is when they find a tenant for the old Rockney's building we may have to do something a little different with the parking there because this is going to be interfering with that but it's vacant now so I am not worried about it now.

**ORDINANCE NO. 2020-167:** Mr. Kolick stated that this Ordinance is for the acceptance of an easement under the Greens of Strongsville. We have a storm drain in there that needs some major repairs and this will clean it up so that we can get access to it and begin that work and I mean some major work has to be done in there so we need to act on this tonight and move it to Council because they then have to accept it and get a contractor in there to do that work. We need to act on this favorably.

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

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| Roll Call: | Members Present: | Mr. McDonald<br>Mrs. Walker<br>Mr. Pfahl<br>Mr. Veris<br>Mr. Schonhut<br>Mr. David<br>Mayor Perciak                          |
|            | Also Present:    | Mr. Miller, Asst. Bldg. Com.<br>Mrs. Daley, Asst. Engineer<br>Mr. Kolick, Asst. Law Dir.<br><br>Carol Brill, Recording Secy. |

### **APPROVAL OF MINUTES**

Mr. McDonald – You have had a chance to review the minutes of November 19, 2020. If there are no additions or corrections they will stand as submitted.

### **NEW APPLICATIONS:**

**CITY OF STRONGSVILLE/ Lori Daley, Agent**

Parcel Split of PPN's 396-17-021 and 022 located at located on Royalton Road zoned Public Facility.

Mr. McDonald – Item Number One, City of Strongsville, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. This is for a parcel split and consolidation of two City owned properties. From the City Planner, with this split there will be some variances required, two for the building side yard setbacks and two for the parking side and rear setbacks. Also the HVAC units will cross the property lines so there will be an easement required for that. This will need to be referred to the Board of Zoning Appeals. From Engineering the plat is in approvable form subject to the BZA granting the required variances and the receipt of any cross easements. 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 – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We will need to deny this and send it to the Board of Zoning Appeals. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Split of PPN's 396-17-021 and 022 located at located on Royalton Road zoned Public Facility.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

**CCL DESIGN HEADQUARTERS/ Frank Castrovillari, Agent**

Consideration for an extension of time until December 17, 2021 for the Site Plan approval of a 112,041 SF building for property located on Foltz Parkway, PPN 394-08-003 zoned General Industrial.

Mr. McDonald – Item Number Two, CCL Design Headquarters, please step forward and state your name and address for the record.

Mr. Castrovillari – Frank Castrovillari, FMC Architects. We are here tonight to ask for an extension of the site plan approval that was approved about a year ago. As mentioned before, we were all set, we go the bids in and we were about to award the bid and Covid hit and they decided to wait a couple of months thinking it would blow over and now we are here so, they still are planning to do this, as a matter of fact they have to do it, they have no choice on their Corporate level. We are unfortunately, the timing is now another project is becoming more urgent so we are going to be doing that one in the spring and this one will be late summer and fall so it will be a 2021/2022 project.

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 plans are in approvable form. 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, there are no objections. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We can go forward on this matter. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for CCL Design Headquarters.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for an extension of time until December 17, 2021 for the Site Plan approval of a 112,041 SF building for property located on Foltz Parkway, PPN 394-08-003 zoned General Industrial.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**CHICK-FIL-A/ Allan Wiley, Agent**

Site Plan approval of a modification of the existing parking lot and drive-thru and 2 building additions and installation of 2 free standing canopies over the order stations and pick up window for property located at 16584 Royalton Road, PPN 396-16-003 and 004 zoned Motorist Service and General Business.

Mr. McDonald – Item Number Three, Chick-Fil-A, please step forward and state your name and address for the record.

Mr. Wiley – Allan Wiley with GBC Design, 565 White Pond Drive, Akron, Ohio 44320.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, as we discussed in Caucus there will be just a slight reduction in the parking with the reconfiguration. It appears that there will still be adequate parking and that the minor reduction is more than offset by ability to move more vehicles through the drive thru with the double lane configuration. There are no variances that are required and it is recommended that the Planning Commission grant the site plan approval. 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 – Thank you, Ms. Brill is there any report from the Fire Department?

Ms. Brill – There is no report from the Fire Department.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We can go forward with it. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Chick-Fil-A.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a modification of the existing parking lot and drive-thru and 2 building additions and installation of 2 free standing canopies over the order stations and pick up window for property located at 16584 Royalton Road, PPN 396-16-003 and 004 zoned Motorist Service and General Business.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – You are all set, when do you expect to be complete?

Mr. Wiley – Hopefully they will start summer of next year and it is about a 2 month process so fall of next year is what they are shooting for.

**REFERRALS FROM COUNCIL:**

**ORDINANCE NO. 2020-167:**

An Ordinance Authorizing the Mayor to accept Permanent Easements from the Greens of Strongsville, Ltd. And Greens of Strongsville Trustee Annex, Ltd., for the purposes of Replacing a Culvert and Appurtenances in connection with the Royalton Road Culvert-CUY-82-2.57 Project, and Declaring an Emergency.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. This is a easement that we need for the City's purposes in order to do some storm sewer repairs at the Greens of Strongsville. Asking for a favorable recommendation to Council. Thank you.

Mr. McDonald - ORDINANCE NO. 2020-167. An Ordinance Authorizing the Mayor to accept Permanent Easements from the Greens of Strongsville, Ltd. And Greens of Strongsville Trustee Annex, Ltd., for the purposes of Replacing a Culvert and Appurtenances in connection with the Royalton Road Culvert-CUY-82-2.57 Project, and Declaring an Emergency.

Mr. David – Move to give favorable consideration.

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 – The only other thing we have for Ms. Brill, thank you for your service from the Planning Commission and thank you for your help last year and we look forward to working with you again in 2021.

Ms. Brill – Thank you.

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

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Greg McDonald, Chairman

*Carol M. Brill* \_\_\_\_\_

Carol M. Oprea, Recording Secretary

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Approved