

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

February 11, 2021

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, February 11, 2021 at 5:45 p.m.**

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

The following was discussed:

WINE DOWN AND SWEETS CAFÉ: Mrs. Daley stated that Wine Down and Sweets Café, this is moving into the existing Lemonberry site on Pearl Road. They just need a Conditional Use Permit. They are going to be using the outdoor seating, the patio that is already in place there. Since they're not changing anything the City Planner had no issues with it and there is no report from Engineering. Mr. Miller stated that from the Building Department it is in approvable form. The existing patio was previously approved with vehicle impact protection so we are good. Captain Tilbert stated that from the Fire Department it is in approvable form. Mr. Kolick stated that the Commission could act on this matter.

CITY OF STRONGSVILLE: Mrs. Daley stated that this is for the parcel split and consolidation map for the land where the Chamber building and the Old Town Hall are located. We are going to make it so that each building and its respective parking are on their own parcels for future use there. It did need some variances and the BZA granted those so with those they are in approvable form. They will need an easement, there is a HVAC unit that is going over the property line for one of the buildings so we will have to get an easement for that. Mr. Miller stated that there was no report from the Building Department. Capt. Tilbert stated that there was no report from the Fire Department. Mr. Kolick stated that we can go forward and act on the plan. At the point that we do any transfer of those properties then we will get the necessary cross easements and all into place but right now since we are the owner of both parcels we won't need to do that.

ORDINANCE 2021-008: Mr. Kolick stated that this Ordinance is the last piece we needed. It is an easement for the completion of our storm sewer at the Greens of Strongsville. It is that parcel the Roger Ritley used to own there right off, to the east of the property. We need to get this easement to complete the project so we are looking for a favorable recommendation on that. Mr. McDonald asked if it was a matter of housekeeping. Mayor Perciak stated that it was a necessity.

Mr. McDonald stated that the members of the Commission have the meeting minutes in front of you from the meeting two weeks ago. I think Carol spent the better part of two weeks preparing these. You have 43 pages here so I would ask you to go through these and if you have any changes or corrections to the minutes just let Carol know directly before our next meeting so that we can approve those minutes as submitted.

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

Roll Call:	Members Present:	Mr. McDonald 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. Cpt. Tilbert, Fire Dept. Rep, Carol Brill, Recording Secy.

MOTION TO EXCUSE:

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - I move to excuse Mrs. Walker for just cause.

Mr. Pfahl – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:	All Ayes	APPROVED
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REVISED AGENDA

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

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

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call: All Ayes APPROVED

PUBLIC HEARINGS:

WINE DOWN & SWEETS CAFÉ/ Tammy Phillip, Principal

- a) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow Wine Down Sweets and Café to utilize approximately 1900 SF as a café, bakery and wine bar with a maximum seating of 32 for property located at 12927 Pearl Road, PPN 396-08-003 zoned General Business.
- b) Conditional Use Permit pursuant to C.O. Sections 1258.02(b), 1258.03(a)(3)(A)(7) and 1242.07(b) to utilize approximately 408 SF with a maximum seating of 16 as an outdoor patio for the Wine Down Sweets and Café located at 12927 Pearl Road, PPN 396-08-003 zoned General Business.

Mr. McDonald – Item Number One, Wine Down and Sweets Cafe, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Ms. Phillip – Tammy Phillip, 37876 Pebble Lane Trail, North Ridgeville, Ohio 44039. I have been established here in Strongsville about a half of a mile from Lemonberry right now for the past three years. I'm looking to stay in Strongsville and continue growing so pre-pandemic, the space that I am in was doing well and suited the needs that I needed and then the pandemic hit and things are not going so well with people not coming indoors and people not being able to do showers and events and things. Lemonberry is a perfect space, they already have an outdoor existing patio and I would love to continue my business and stay in Strongsville.

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, there are no proposed changes to the site or the footprint of the existing building. The proposed use will meet the minimum requirements of the Zoning Code and 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, it is in approvable form. The existing patio meets the requirements of the Code with vehicle impact protection already provided. Thank you.

Mr. McDonald – Mr. Tilbert.

Mr. Tilbert – Thank you Mr. Chairman. From the Fire Department, the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You are in a position to act on these two Conditional Uses. Thank you.

Mr. McDonald – Are there any questions or comments? I have one question, are you still going to have live music?

Ms. Phillip – Probably not, the space is much smaller, the footprint is much smaller but that was one of the things that went away with the COVID as well. I don't anticipate bringing that back.

Mr. McDonald – But you will still have the wine flights?

Ms. Phillip – Oh, absolutely, we have those daily.

Mr. McDonald - I would entertain a motion for Wine Down and Sweets Café.

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)(7) and 1242.07(b) to allow Wine Down Sweets and Café to utilize approximately 1900 SF as a café, bakery and wine bar with a maximum seating of 32 for property located at 12927 Pearl Road, PPN 396-08-003 zoned General Business.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

Mr. McDonald

Aye

Mr. David	Aye
Mr. Pfahl	Aye
Mr. Veris	Aye
Mr. Schonhut	Abstain
Mayor Perciak	Aye

APPROVED

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 1258.02(b), 1258.03(a)(3)(A)(7) and 1242.07(b) to utilize approximately 408 SF with a maximum seating of 16 as an outdoor patio for the Wine Down Sweets and Café located at 12927 Pearl Road, PPN 396-08-003 zoned General Business.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called	Mr. McDonald	Aye
	Mr. David	Aye
	Mr. Pfahl	Aye
	Mr. Veris	Aye
	Mr. Schonhut	Abstain
	Mayor Perciak	Aye

APPROVED

Mr. McDonald – Tammy when do you expect to make the transition?

Ms. Phillip – Probably, definitely by the end of March, I would like to say the middle of March but some people would not agree.

Mr. McDonald – Well hopefully spring and summer will come and you can use that outside seating. You are all set.

NEW APPLICATIONS:

CITY OF STRONGSVILLE/ Lori Daley, Agent

Parcel Split and Consolidation of PPN's 396-17-021 and 022 located on Royalton Road zoned Public Facility. **BZA Variance Granted 1-13-21*

Mr. McDonald – Item Number Two, City of Strongsville, please step forward and state your name and address for the record.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, necessary building and parking setback variances have been granted. An easement will be required for the existing HVAC unit which extends over the property line and with that approval is recommended. From Engineering the plat is in approvable form. 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 – Capt. Tilbert.

Mr. Tilbert – 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 are in a position to act on this. We will look at the necessary easements at the point of transfer because they are also the easements for parking, utilities, and so forth at that point but right now we own both parcels so we don't need to add that as a condition right now. 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 and Consolidation of PPN's 396-17-021 and 022 located on Royalton Road zoned Public Facility.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – Ms. Daley you are all set.

Mayor Perciak – I am surprised we didn't see the name Kenneth Mikula there.

Ms. Daley – Really?

Mayor Perciak – I am shocked.

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2021-008:

An Ordinance Authorizing the Mayor to accept a Permanent Easement from the Ravines Strongsville I, LLC and Ravines Strongsville II, LLC for the purposes of Replacing a Culvert and Appurtenances in connection with the Royalton Road Culvert-CUY-82-2.57 Project.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman, this is the last easement that we need to finish off the storm drainage situation over at The Greens of Strongsville that go under there and go into the adjoining parcel so we are looking for a favorable recommendation to take back to Council to accept that easement. Thank you.

Mr. McDonald - ORDINANCE NO. 2021-008: An Ordinance Authorizing the Mayor to accept a Permanent Easement from the Ravines Strongsville I, LLC and Ravines Strongsville II, LLC for the purposes of Replacing a Culvert and Appurtenances in connection with the Royalton Road Culvert-CUY-82-2.57 Project.

Mr. David – Move to give favorable consideration for Ordinance 2021-008.

Mr. Pfahl – 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.

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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