

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 25, 2024

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, April 25, 2024 at 5:50 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman: Michael Polo, Brian David, Kim Veris and Terry Toth; Mayor Thomas Perciak; Administration: Assistant Law Director, Daniel Kolick; Building Commissioner, Ted Hurst; Assistant City Engineer, Lori Daley, Fire Department Captain, Andrew Green

The following was discussed:

THE LEARNING EXPERIENCE: Mrs. Daley stated this request is for a child day care facility going in on Pearl Road behind Freddy's and it abuts PPG's property in the rear, which is an Industrial zoned property. They are going to remove one of the drives for Freddy's and are constructing one main access road that will connect in Freddy's and their daycare. This is a much better access management plan for the City to have that done. Also, they have a gas line that runs through the property and they will have to work around it so, that is why their parking lot is separated. From the City Planner, this meets all of the zoning requirements. From Engineering Department, the plans are in approvable form; however, they do have some additional land still left to the north. Mr. Hurst stated the Building Department has no objection with the approval. Captain Green stated the Fire Department, we were able to speak with the agent Mr. Mann from The Learning Experience and the building will be fully sprinklered, we are working on placement of a Fire Department Connection (FDC) with their engineer. They will be adding one private hydrant due to the 770' setback from the nearest hydrant on Pearl Road, they are going to add a hydrant closer about 100' from the structure and will add (2) Knox Box keys. Mr. McDonald asked how far apart do you like to see hydrants? Captain Green stated we like to see them about 300' apart because of the setback, and how long it takes the trucks to pump to each other, from one hydrant to the next. They are adding one in the rear and there is just a drive in between, I was okay with them just adding the one in the back. Mr. Kolick stated you will need to act on the first item, which is the Conditional Use Permit. The Site Plan needs to be made subject to two items; (1) The Fire Department Report and (2) they are consolidating the driveway with Freddy's and Freddy's driveway will be moved further to the north and it will be a shared driveway, which will reduce the curb cuts on Pearl Road. This also needs to be made subject to maintaining the current easement that is already in place there.

ORDINANCE NO. 2024-047: Mr. Kolick this ordinance is to rezone on the east side of Pearl between The Salvation Army and Rick Yusi's automotive business. They would like to rezone the parcel and it is currently zoned Commercial Service – CS and rezone it to General Business – GB, which is what most of the lots are zoned there on Pearl Road. Their idea is to construct a new building, the individual that purchased the property has a nail salon business and I don't know if that is what he is planning on locating there. The only thing there now is an old garage, which they will be tearing down and putting up a new General Business building. We are looking for a recommendation.

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

Roll Call:

Members Present:

Mr. McDonald
Mr. David
Mr. Veris
Mr. Toth
Mr. Polo
Mayor Perciak

Also Present:

Mr. Kolick, Asst. Law Dir.
Mr. Hurst, Bldg. Commissioner
Mrs. Daley, Asst. Engineer
Captain Green, Fire Dept.
Mrs. Anderson, Recording Sec.

MOTION TO EXCUSE:

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo - I move to excuse Ms. Kosek for just cause.

Mr. Veris – 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 for the meeting on April 11, 2024. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARING:

1) THE LEARNING EXPERIENCE, PEARL REAL ESTATE HOLDING, AGENT

- a) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(D) and 1242.07 to allow The Learning Experience to construct and operate a 10,000 SF new building as a child care facility, property located at 12326 Pearl Road, PPN 392-28-010, zoned GB - General Business.
- b) Site Plan approval to construct a 10,000 SF new building as a child care facility, property located at 12326 Pearl Road, PPN 392-28-010, zoned GB - General Business.
** ARB Favorable Recommendation 3-12-2024*

Mr. McDonald – Item number one is for The Learning Experience, please step forward and state your name and address for the record.

Mickey Mann, Pearl Real Estate Holdings, 5050 Detroit Road, Sheffield Village, OH

Mr. McDonald - Please give us a brief description of the project.

Mr. Mann – This is for The Learning Experience, which is a 10,000 SF daycare and includes a 5,000 SF outside play area. It is a national brand, in growth mode right now and they have approximately 500 locations throughout the country, this is a franchise development and continuing to grow.

Mr. McDonald – Is there anyone else wishing to speak in favor of the project?

Lynn Miggins, President of KS Associates, 260 Burns Road, Elyria, OH 44035

Ms. Miggins – I am here to answer any questions you might have. The Learning Experience has a great brand and I wish it was around when my kids were small. There is a real emphasis on childhood education, this is more than just a day care.

Ray Kriz, Director of Construction for Fiorilli, 5145 Brecksville Rd., Richfield, OH

Mr. Kriz – We are currently involved in pre-con design and we appreciate the City's early release of the trees. Currently we are finishing up that process and awaiting the approval to submit for the building permits, hopefully. I will be handling the project, along with the project manager and support staff, we appreciate your consideration.

Mr. McDonald – Mickey, you said that this will be a franchise?

Mr. Mann – Correct.

Mr. McDonald – Who owns it?

Mr. Mann – The way that it is structured, I will own the building and they sign a long term lease, corporate comes in to get the operation up and running, and then they find a franchise to come in and take over operations within a time line of 3-5 years.

Mr. McDonald – They start it up and then find someone to buy it.

Mr. Mann – Correct, they start it up and work through some of the un-boarding and nuances with construction, and it is a turn key operation to a franchiser.

Mr. McDonald – Is there anyone else who wishes to speak in favor of the request? Is there anyone who wishes to speak against the request? Hearing none, we will consider the public hearing closed. We will now go to our Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, this request is for approval of a Conditional Use Permit and site development plan for a child care facility, to be located in a General Business zoning district. The Site Plan indicates 41 parking spaces, which exceeds the minimum code requirement of 34 spaces. The building and parking setbacks comply with the minimum zoning requirement and it is recommended that the Commission grant approval of both the Conditional Use Permit and the Final Site Plan. From the Engineering Department, there is no report on Item A, the Conditional Use Permit and Item B, the Site Plan is in approvable form.

Mr. McDonald - Thank you, Mr. Hurst.

Mr. Hurst – The Building Department, has reviewed this information through the Architectural Review Board (ARB) and we have no objection to either request.

Mr. McDonald – Thank you, Captain Green.

Captain Green – From the Fire Department, we have no report for the Conditional Use Permit. For the Site Plan approval, we spoke to the Agent, Mr. Mann and the building will be fully sprinklered, we are currently working on Fire Department connection placement with their engineer, they will add a private hydrant due to the setback from Pearl Road, and there will be (2) two Knox Boxes added, one at the main entrance and the other at the mechanical room.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – You will need to act on the Conditional Use Permit first and if it is granted you can move on to the Site Plan. If you act favorably on the Site Plan it should be made subject to the Fire Department Report from tonight and they will need to maintain the current easement, also they will consolidate the Freddy's driveway with the driveway leading to their property, which cuts down on the number of driveway cuts on to Pearl Road. You are in a position to act on these requests with those (2) two conditions.

Mr. McDonald – Are there any questions or comments?

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to give favorable consideration for the Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(D) and 1242.07 to allow The Learning Experience to construct and operate a 10,000 SF new building as a child care facility, property located at 12326 Pearl Road, PPN 392-28-010, zoned GB - General Business

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to give favorable consideration for the Site Plan approval to construct a 10,000 SF new building as a child care facility, property located at 12326 Pearl Road, PPN 392-28-010, zoned GB - General Business, Subject to the Fire Departments Report from tonight and the driveway consolidation and easement maintenance.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRAL FROM COUNCIL:

ORDINANCE NO. 2024-047:

Mr. McDonald – Item number two is for Ordinance No. 2024-047.

Mr. Kolick - Thank you, Mr. Chairman, this is an Ordinance to rezone on the north end of the City, on the east side of Pearl Road between the Salvation Army and the Car Repair Facility. They would like to rezone the parcel from Commercial Service – CS to General Business – GB. There is an old storage garage there that they will demolish and build a new building for General Business use; however, the lot is undersized in width, which would require a variance to construct a new building. We are looking for a recommendation to City Council for this.

Mr. McDonald – Thank you. Are there any questions from the Members?

Mr. McDonald – Ordinance No. 2024-047, An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Real Estate Located at 8721 Pearl Road (PPN 395-10-024) in the City of Strongsville from CS (Commercial Service) Classification to GB (General Business) Classification, and Declaring an Emergency.

Mr. Polo – Mr. Chairman

Mr. McDonald – Mr. Polo.

Mr. Polo - I move to give favorable consideration for Ordinance Number 2024-047.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call:

All Ayes

APPROVED

Mr. McDonald – Seeing no other business to come before this Commission, we are adjourned.

Gregory McDonald, Chairman

Mitzi Anderson, Recording Secretary

Approved