

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

May 9, 2019

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, May 9, 2019 at 7:45 p.m.**

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

The following was discussed:

JARONE LAND COMPANY: Mrs. Daley stated that this application is for a lot consolidation that is being done for the second item on the agenda. These are the three parcels on Royalton Road just west of the railroad tracks that they are going to build on so they need to consolidate them into one parcel. From the City Planner it meets all of the zoning requirements and from Engineering it is in approvable form. Mr. Miller stated that from the Building Department there is no report. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission could act on this matter.

STRONGSVILLE BUSINESS CENTER: Mayor Perciak asked Mr. Kolick how many easements are on this property. Mr. Kolick stated that there were two, a sanitary across the Jarone property and the neighboring property to the west so that we can get to that pumping station that sits in front of Avery. Mrs. Daley stated that right now the sanitary ends right here at Avery so they have to cross the one property and then onto theirs. This application is the two buildings that are going up on this site, roughly 66,000 SF between the two buildings. They are going to have their retention basin out front. Two access drives, these are overhead doors that are going to be facing each other so you won't be able to see them from the street and then two truck dock accesses. Mr. McDonald asked if these were multi-tenant General Industrial zoning. Mrs. Daley stated that they were. From the City Planner, it meets all the zoning requirements so it is in approvable form. From Engineering it is in approvable form. They did have their wetlands consultant walk it and there are not wetlands on site. As mentioned we are going to bring the sanitary down so that they have sanitary sewer and we have everything we need. Mayor Perciak asked what kind of tenants they hoped to put in there. The applicant stated that Frank Jarone came to him because we have another client in Medina that has a similar concept to this on Rt. 18. Between I71 and 77 there are 6 buildings similar to this. Generally what they get is small to medium companies that are starting up and growing. All the business uses are professional offices generally, there is no product where you have automotive centers and car repairs. It is

limited to business, storage, mercantile. Mr. Miller stated that from the Building Department it is in approvable form pending submission of the construction plans. Mr. French stated that from the Fire Department it is in approvable form as to the site plan, he is showing 3 private hydrants which is good coverage for these two buildings and the applicant states that these buildings will be fully sprinkler protected. Mr. Kolick stated we are in a position to act. It needs to be made subject to the two easements. He asked Mrs. Daley if she received the two final easements. Mrs. Daley stated that Frank e-mailed them over today. Mr. Kolick stated it should be made subject to the receipt of the two easements. They are the sanitary sewer to go across the frontage. They'll be doing the installation and then they will be turning it over to us.

STRONG HOUSE: Mrs. Daley stated that this application is for Certificates of Appropriateness because they are located within the Town Center District. This one is for the Strong House, putting signage on the building. Mr. Kolick stated that the signage was going on the north and south side of the building. One facing the parking lot and the other one facing Westwood. Mrs. Daley stated that there was also a monument sign that is going on the east side of the building, between the building and this drive that goes in. Mr. Schonhut asked if there was a tenant? Mr. Kolick stated that there was a place to put a tenant on there but that there was not an actual tenants name on there, they actually have a place to put four tenants on there. From the City Planner everything is good. It was approved by the ARB as well as the Board of Zoning Appeals. They needed some variances and those were all granted. From Engineering there is no report. Mr. Miller stated that from the Building Department there is no report. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission can act on this matter this evening.

CROSSROADS MARKET PLAZA: Mrs. Daley stated that this application is for a Certificate of Appropriateness, this is across Pearl Road from the Strong House. They are going to be removing the awnings that are on the building and this tower is coming down. Mr. Kaminski asked if there was a tenant going into the old Goldies site yet. The applicant stated that they did not have a tenant for that space yet. Mr. Schonhut asked if the individual signs would be consistent or unique. Each tenant will have their specific signage run through ARB to make sure that they are complying with the specifications that were approved. Mr. McDonald asked if this was a demolition plan. Mr. Kolick stated that it is not, it is a removal of the tower. If you look on your page it shows a Master Sign Program that they are proposing, it is not going to be their actual signs, their actual signs have to meet the requirements in the Master Sign Program. Mr. Schonhut stated that he understands that the awnings are being taken down but it is a consistent look right now. Are we going to have blues, yellows, purples, reds, oranges, everything across board there? What is the intent? The applicant stated that it was going to be up to each tenant. It will probably match their logo, like the place across the

street where everybody had their own sign design. It is not going to be a consistent color scheme. Mr. Schonhut asked if that was what was spelled out. Mr. Kolick stated that it does not spell out a particular color, they are not limiting it to reds, or oranges or whatever. Mayor Perciak stated that he could see difficulty with that. When you get like a Friday's they have their own logo and that is hard to regulate. Take Fifth Third Bank, they have their own colors and it would be the same thing with anybody else. Mr. McDonald stated that we still have ARB. Mrs. Daley stated that every sign would have to go through ARB. Mayor Perciak stated that they are trying to clean it up and this has been a very slow process and it is sitting empty. What we want to do is let it go through the process tonight and then ARB will do what they have to do. From the City Planner it is in approvable form. From Engineering there is no report. Mr. Miller stated that from the Building Department the site changes are in approvable form. The lighting has to comply with our Codified Ordinance 1272.05, specifically the color temperatures and the color rendering index. We have an issue with some of the LED signs going in, they create a lot of brightness and glare to people pulling in so we want to make sure that the applicant is aware of that. Then for the tower, it is in approvable form, the last time I talked to a contractor proposing that work, they were going to leave those bases you see in the photos and those bases will have to be removed and that area around there will have to have the concrete replaced to meet ADA requirements. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission can act on this tonight subject to the Building Department report.

ORDINANCE NO. 2019-078 and ORDINANCE NO. 2019-079: Mr. Kolick stated that the developer has permission for 22 parcels to come in and rezone it from the various owners. There is one parcel here that they don't. Your first Ordinance is just what the developer has requested moving it from R1-75 to GB without that one parcel in here. From an administrative standpoint and a legal standpoint it doesn't make sense to rezone this and leave one parcel R1-75, frankly it is what we call spot zoning in reverse. Legally I can't support that and as a practical matter you are going to destroy that person's value of their lot. No one is ever going to buy that for residential if you have, now is one thing but if you have all General Business around it, you are killing that person's value. That person is not on board, we've had discussions with them, they may or may not come on board, I don't ultimately know where they are going to go, we suggested that it would be in their best interest to do so but obviously that is up to them. To rezone this which is the first one, to just do the ones that they came in with an application on without doing this one does not make zoning sense, it doesn't make legal sense. I guess we are looking at an unfavorable on the first and favorable on the second because that makes the most sense to do something and not leave this one parcel residential. The other thing is and I don't know if they understand this, they are non-conforming now, they are only 50 feet in width and they are less than 12,000 in

size so they are already a non-conforming use. I know one of their concerns was, what if my house burns down, then I am not going to be able to build my house again if it is zoned GB. They can't do that now anyway because they are already non-conforming so it really doesn't change their situation. They did have some concern about what happens to the value of the lot if it got rezoned for tax purposes which we obviously can't control but as those lots sell and they are within the same comparative area it's going to go up any way so again, number 079 makes the most sense from a zoning standpoint, from an administrative, and from a legal standpoint to do it. Mayor Perciak stated that if this goes, what do you propose to do with this? These lots are so shallow. Mr. Baxendale stated that the only thing you can do is consolidate. We don't have the developer. We have had developers come in and talk to different people, looking at the properties and because it has to go through the rezoning process they have all walked away. They don't want to deal with it. Mr. McDonald asked if this would have to go to the voters. Mr. Kolick replied that it did. Mayor Perciak stated that was true if Council agrees to put it on the ballot. Mr. Schonhut stated that his question was, what the vision was here because one of the homeowners that is part of this group is on-line saying "oh this could be a splash pad or a fire house or city hall" which is obviously is not true for what you are trying to do here for the zoning you are trying to go to. So I guess I'm confused if everybody really understands there and also what the end game vision is for that because obviously as Council we don't want to send something to the voters to say "hey, this is what they are trying to do without knowing what you are trying to do and all of a sudden you've got to come back to us to get it rezoned to something else because that's in a way doing a double take on some of the voters as far as what the vision truly is here." Mr. Baxendale stated that he would truly like to have a developer that he could work with that would look at it but at this point we don't have one. We don't have a developer that is going to take a serious look at it until they see that it is going to be rezoned. Mayor Perciak stated that his concern is that depth of these lots. What can you put up on them. Mr. Baxendale stated that the Engineering Department has looked at it. Mrs. Daley stated that they are consistent with the Robecks and T-Mobile site, just to the east, it is basically the same lot line that goes across there. They were able to get that on without any variances, they meet the setbacks. Mayor Perciak stated that he understood what the Law is on this Dan, if you apply for this and you move forward but I am very uneasy about this not knowing what, who, how. Right now we have to do smart development around here. To go ahead and just say well this, we are just going to go ahead and put it on the ballot if Council decides to do it and then hope something comes together. We have a situation right now that we are dealing with on Temple. We changed the zoning once and now they are coming back again to go back to the original zoning. I am at a loss here because the other part is, I will let my banking side come out, how is anybody going to get a loan? They don't know what is going on here. Mr. Kaminski stated that he felt the same way, risking without a vision and knowing what we can do with it, I can't support it. Mayor Perciak stated that he was not against it but I

sure would like to know more about what we are going to do here. This is the center of our town. Mr. McDonald stated that the one thing that doesn't work is what it is today. Mayor Perciak stated that he agreed. Mr. McDonald stated that rezoning this for business or something different seems to be consistent. Not only consistent with this area of town is but also consistent with the Master Plan that we just voted on. Mr. Schonhut stated that was not necessarily true for two reasons I would disagree with that. One, that is the only section of that street that if it were to be rezoned to GB that it would immediately truly abut nothing but a residential neighborhood. Secondly, that County Master Plan doesn't necessarily say that that need to be changed to commercial. Mr. McDonald stated that it does. Mr. Schonhut stated that actually it says commercial or townhouses. Mr. McDonald stated that was true. But it indicates that the use of the property as residential is inconsistent. Mr. Baxendale stated that he asked a number of realtors or developers about redevelopment the tenant use and the residential or multi-tenant it is very difficult to make the numbers work because of what the property costs are there today. Mayor Perciak stated that he agreed with that. Mr. Baxendale stated that you could do a multi-use and you might be able to put a few housing units in with the retail. Mayor Perciak asked what type of price these people think they are going to get for this front footage on there when we combine all this? Mr. Baxendale stated that he had the discussion with all of them and I have given them the comparable's based on what has sold in Strongsville over the last 8 to 10 years. If you look at those numbers and aggregate them, the average price per acre is about \$700,000 to \$725,000, if you look at a property like Robeck's which is only 7/10 of an acre, 8 years ago that would have been \$825,000.00. I've told them, the only value of your property is the size of your property, the buildings have no value. The contractor is not here to make you rich, \$750,000.00 per acre. You take your percentage of the property, they are either 2/10, 4/10 of an acre. That is about what the value of your property would be. I tried to at least level the playing field and say, your expectations should not be, your house is going to get a half of a million dollars just because it's a commercial property now. I have tried to lay that ground work for them so that they know what realistic expectations there are. I can't tell you what prices are today, I've seen properties go for over a million or a million two an acre but I don't know if it would go for that there. I think if you are looking at \$750,000.00 to \$800,000.00, that is probably in the range of what an acre will be in that area. Mayor Perciak asked what he had discussions with these people, what was their general reaction? Mr. Baxendale stated that 11 of them have been there for over 20 years, the area has changed and it is not safe where they are at from a traffic standpoint, trying to get in and out of those driveways consistently. It's not a residential area, there are only about 3 kids in the area today. Nine of them have been sold that are rental units, 9 are owner occupied, 3 empty lots and you have one that really should have a condemned sign on it which is right across from Grande Fiesta. I tried to help them out but they've sat there, the current owners that have been there for a long time. In the last 50 years everything has

changed around. They have all been basically getting out, the ones that have bought in the last 5 to 6 years have invested into rental properties. The only long term rental is the one that Ann Ehrnfelt owns and has been there for almost 30 years. It's not a good area from a family standpoint. The one young couple that lives there, they are putting their property up for sale, they just want to get out because they just can't deal with Roylton Road. That is the problem, the developers are just not coming in because they are not going to deal with the rezoning. It is hard to go find them because they don't know whether or not they can build. The City and the Council still controls what goes in there to the extent that they have to meet the zoning requirements. Mayor Perciak stated that is not true, that is the problem. That is why I am asking all these questions because that is what will come, lets say that this thing gets rezoned and goes on the ballot. I will give you an example of what happened what we thought was Ward 2 but it really was Ward 4, was the children's center and the rezoning of the senior apartments next to Lenox Creek on Howe Road. Actually people did not know what they were voting for. They voted for it and yet that was the new Ward 4. Mr. Schonhut stated that it passed in Ward 4 but it did not pass in Ward 2. Mayor Perciak stated that here we are going to do the same thing, not knowing even having any type of indication as to what might go there and I know, Dan told me what the law is and Dan has done his job but I have reservations, I really do, I mean we are going to go ahead and rezone all this land and I don't disagree with you that we should do something with it but what, what is that something? Mr. Kaminski stated that we have the exact same thing at the north end. They promised, we will combine all these parcels and they had a vision of what they were going to have and it ended up changing and we got Lowes. Not to say that that is bad but it changed after they had made the proposal and gotten the rezoning and that land has been there for a long time now, 10 years so without seeing exactly what the vision is I am reluctant to vote for it. Mayor Perciak stated that we cannot under the law do that but we should at least have a general idea as to what they believe could go there and what could work there so when the people are voting on this, should it get to that point, they will at least have some working knowledge as to what it might be but with all the uncertainty, what do the rest of you think? Mr. Kaminski stated that he was concerned about that the residents that are left. Mr. Schonhut stated that there were two more points, health, safety and welfare of the City, I don't know how health relates to this one necessarily but welfare obviously this effect, still pretty substantial to a well-established residential neighborhood. Bob not to throw you under the bus but you said it yourself, how difficult it is for people to get in and out of their driveways in that stretch as it sits right now, if that is a General Business use it is going to be even higher traffic volumes there. Depending on how that works and I know that comes later in the stage but does it create a major safety issue for us along that main corridor of town there too. Mr. McDonald stated that we give the property owner no opportunity to use his property. Mr. Schonhut stated that he was not saying that there was no opportunity, I am asking what is the vision for the property is. Mr. Baxendale stated that

you would have access points at Ordner and Delaware and Pearlview and they have lights there already and you take out the driveways from the houses and now you use the three access points with the lights in order to better manage the property. Mr. Kolick stated that he thought that is what the Mayor is saying, we are looking for a vision and that shows no other access onto Rt. 82 and a lane going down to Pearlview or Delaware because if we just rezone this and someone has the only access, still individual lots or two or three combined, we are not going to be able to keep them from going out to Royalton. So if we have vision that shows that, this is the way we can rezone it. Mayor Perciak stated that what he was more worried about, lets say it gets rezoned, then something wants to go in there and we say no, you can't go in there, then how do we fight that? Mr. Kolick stated that is a question, anything can go in there it could be a tattoo parlor, it could be whatever to go in there, once we rezone it to GB. Mayor Perciak stated that he did not like this, there is just too much uncertainty. I understand that we have to do something but I don't want to be walking in the dark on this thing, I just don't. I'm going to vote no.

The meeting was called to order at 8:15 PM by the Chairman, Mr. McDonald.

Roll Call:

Members Present: Mr. McDonald
Mrs. Walker
Mr. Pfahl
Mr. Kaminski
Mr. Schonhut
Mr. David
Mayor Perciak

Also Present: Mr. Miller, Asst. Bldg. Com.
Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.
Mr. French, Fire Dept. Rep,
Carol Brill, Recording Secy.

REVISED AGENDA

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

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

Mrs. Walker – 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 of April 25, 2019. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

JARONE LAND COMPANY, LLC/ Chris Dempsey, Agent

Parcel consolidation of PPN's 393-03-007, 008 and 393-05-008 located at 21487 Royalton Road zoned General Industrial.

Mr. McDonald – Item Number One, Jarone Land Company, please step forward and state your name and address for the record.

Mr. Gray – Andy Gray, 3660 Embassy Parkway, Fairlawn, Ohio.

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 subject site is in the General Industrial Zoning District and will conform to all of the minimum lot requirements in that district. 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 is no report from the Building Department. Thank you.

Mr. McDonald – Mr. French.

Mr. French – 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. You are in a position to act on this.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Jarone Land Company.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel consolidation of PPN's 393-03-007, 008 and 393-05-008 located at 21487 Royalton Road zoned General Industrial.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

STRONGSVILLE BUSINESS CENTER/ Andy Gray, Agent

Site Plan approval of two (2) multi-tenant buildings, one being 35,840 SF and the other 30,720 SF for property located at 21487 Royalton Road, PPN 393-03-008, 393-03-007 and 393-05-008 zoned General Industrial. **ARB Favorable Recommendation 11-13-18.*

Mr. McDonald – Item Number Two, Strongsville Business Center, Mr. Gray remains at the microphone. we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposed project complies with all of the setback and all requirements for projects in a General Industrial Zoning District and approval is recommended. 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, its in approvable form pending the submission of construction plans. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, it is approvable subject to the final review of submitted plans to conform with the Strongsville Fire Code and the Ohio Fire Code.. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We have the signed Performance Standards, there are two easements that are required for sanitary sewers so if you go forward and approve this it needs to be made subject to the filing of those two easements.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of two (2) multi-tenant buildings, one being 35,840 SF and the other 30,720 SF for property located at 21487 Royalton Road, PPN 393-03-008, 393-03-007 and 393-05-008 zoned General Industrial subject to the filing of the two sanitary sewer easements.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

STRONG HOUSE/ Skip Collins, Agent

Certificate of Appropriateness for two (2) Wall Signs and one Ground Sign for The Strong House located at 18910 Westwood Drive, PPN 396-10-010 zoned General Business. **ARB Favorable Recommendation 4-23-19.*

Mr. McDonald – Item Number Three, Strong House please step forward and state your name and address for the record.

Mr. Collins – Skip Collins, 5101 W. 161st Street, Brook Park, Ohio.

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 proposed signage has been reviewed by both the Architectural Review Board and the Board of Zoning Appeals. The Board of Zoning Appeals granted variances and the Architectural Review Board has recommended approval of the signs. 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. Thank you.

Mr. McDonald – Mr. French.

Mr. French – 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. You are in position to act on this matter.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Certificate of Appropriateness for two (2) Wall Signs and one Ground Sign for The Strong House located at 18910 Westwood Drive, PPN 396-10-010 zoned General Business.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

CROSSROADS MARKET PLAZA/ Frank Restifo, Agent

- a) Certificate of Appropriateness to incorporate a Master Sign Program and site changes for Crossroads Market Plaza; property located at 13500 Pearl Road, PPN 392-30-011 zoned General Business. **ARB Favorable Recommendation 4-23-19.*
- b) Site Plan approval for the removal of the steel tower and awnings currently located at Crossroads Market Plaza; property located at 13500 Pearl Road, PPN 392-30-011, zoned General Business.

Mr. McDonald – Item Number Four, Crossroads Market Plaza, please step forward and state your name and address for the record.

Mr. Restifo – Frank Restifo, 10213 Old Orchard Drive, Brecksville, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, this Master Sign Program has been reviewed by the Architectural Review Board which has unanimously recommended approval and approval by the Planning Commission 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, regarding the site changes it is in approvable form subject to the following; all lighting shall comply with the requirements of Strongsville Codified Ordinance 1272.05 specifically color rendering, color temperature and color rendering index and the brightness and glare shall not create a hazard to pedestrians or motor vehicles. For the steel tower; the tower is in approvable form. Tower removal shall include the removal of the associated support bases and the area of concrete surrounding the existing tower shall be replaced with new concrete and shall comply with current ADA Guidelines as required. Thank you.

Mr. McDonald – Mr. French.

Mr. French – 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. You need to act on these separately. On Item “b” it needs to be made subject to the Building Department report this evening. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Certificate of Appropriateness to incorporate a Master Sign Program and site changes for Crossroads Market Plaza; property located at 13500 Pearl Road, PPN 392-30-011 zoned General Business.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called	Mr. McDonald	Aye	
	Mr. David	Aye	
	Mrs. Walker	Aye	
	Mr. Pfahl	Aye	
	Mr. Kaminski	Aye	
	Mr. Schonhut	Nay	
	Mayor Perciak	Aye	APPROVED

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval for the removal of the steel tower and awnings currently located at Crossroads Market Plaza; property located at 13500 Pearl Road, PPN 392-30-011, zoned General Business subject to the report of the Building Department.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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REFERRALS FROM COUNCIL:

ORDINANCE NO. 2019-078

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 on Royalton Road, in the City of Strongsville (PPN's 396-17-003, 396-17-004, 396-17-005, 396-17-006, 396-17-007, 396-17-008, 396-17-010, 396-17-011, 396-17-012, 396-17-013, 396-17-014, 396-17-015, 396-17-016, 396-17-017, 396-17-018, 396-17-019, 396-17-095, 396-17-104, 396-

17-105, 396-17-108, 396-17-109, and 396-17-110) from R1-75 (One Family 75) Classification to GB (General Business Classification).

Mr. McDonald – Mr. Kolick.

Mr. Kolick – These are two Ordinances proposing rezoning on the south side of Royalton Road across from the Greens going from Pearlview down to Ordner. The first one includes 22 parcels, excludes 1 parcel that is included in the second Ordinance. That is the only difference between the two. If these would be approved by this Commission and if they are approved by Council they would need to go on the ballot since they are zoned R1-75. Your choices are here; one you can vote unfavorable to both but if you are going to vote favorably you need to vote favorably either on Item 5 or 6 otherwise you would be acting inconsistently if you are going to act favorably. You can vote unfavorable on both. Your recommendation goes to Council.

Mayor Perciak – Repeat that again, you can't what?

Mr. Kolick – You can vote unfavorable on both, if you don't feel that they should be rezoned over to GB, whether it is 22 or 23 parcels, that is fine. If you are going to vote favorably though, you can only vote for either 078 or you vote favorably for 079 or otherwise you are voting inconsistently with your own recommendation. Take the first one first, obviously separate from the second one.

Mr. McDonald – Lets discuss both, are there any further discussion on either of the Ordinances? I know that we had a spirited debate in Caucus and I can understand both sides of the story and the concerns about planning and what will this be and how it is going to be developed. The fact of the matter is that is a decision that the voters will make and that Council will approve based on how we recommend this back to Council. Council has the option to take this to the voters or not. I look at our job here as Planning Commission to simply look at the zoning for the property and what does the zoning require and what should that zoning be. So I think that there is a lot that has to happen even if we do say yes to one or the other and the applicant has time to do that. I look at our job to simply look at the zoning. Are there any other comments?

Mr. McDonald - ORDINANCE NO. 2019-078. 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 on Royalton Road, in the City of Strongsville (PPN's 396-17-003, 396-17-004, 396-17-005, 396-17-006, 396-17-007, 396-17-008, 396-17-010, 396-17-011, 396-17-012, 396-17-013, 396-17-014, 396-17-015, 396-17-016, 396-17-017, 396-17-018, 396-17-019, 396-17-095, 396-17-104, 396-17-105, 396-17-108, 396-17-109, and 396-

17-110) from R1-75 (One Family 75) Classification to GB (General Business Classification).

Mr. David – Move to give favorable consideration.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Nays DENIED

ORDINANCE NO. 2019-079

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 on Royalton Road, in the City of Strongsville (PPN's 396-17-003, 396-17-004, 396-17-005, 396-17-006, 396-17-007, 396-17-008, 396-17-009, 396-17-010, 396-17-011, 396-17-012, 396-17-013, 396-17-014, 396-17-015, 396-17-016, 396-17-017, 396-17-018, 396-17-019, 396-17-095, 396-17-104, 396-17-105, 396-17-108, 396-17-109, and 396-17-110) from R1-75 (One Family 75) Classification to GB (General Business Classification).

Mr. McDonald - ORDINANCE NO. 2019-079. 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 on Royalton Road, in the City of Strongsville (PPN's 396-17-003, 396-17-004, 396-17-005, 396-17-006, 396-17-007, 396-17-008, 396-17-009, 396-17-010, 396-17-011, 396-17-012, 396-17-013, 396-17-014, 396-17-015, 396-17-016, 396-17-017, 396-17-018, 396-17-019, 396-17-095, 396-17-104, 396-17-105, 396-17-108, 396-17-109, and 396-17-110) from R1-75 (One Family 75) Classification to GB (General Business Classification).

Mr. David – Move to give favorable consideration.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: Mr. McDonald Aye
Mr. David Nay
Mrs. Walker Nay
Mr. Pfahl Nay

Mr. Kaminski	Nay	
Mr. Schonhut	Nay	
Mayor Perciak	Nay	DENIED

Mr. McDonald – Mr. Schonhut, you have two unfavorable recommendations to take back to City Council.

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