

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

May 9, 2024

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, May 9, 2024 at 5:50 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman: Michael Polo, Kim Veris, Terry Toth and Michael Kalinich, Jr.; City Council Representative Kelly Kosek, Mayor Thomas Perciak; Administration: Assistant Law Director, Daniel Kolick; Building Commissioner, Ted Hurst; Fire Department Captain, Andrew Green

The following was discussed:

STARBUCKS COFFEE: Mr. Hurst stated this request is for a site development plan to approve the modifications to the existing drive-thru at Starbucks Coffee located at 17180 Royalton Road. They are proposing to take the traffic directly out of the parking lot instead of going back into the original incoming traffic. Mr. McDonald questioned why are they making the request? Mr. Hurst replied it is due to cars trying to get out of the drive-thru when other cars are trying to get in and it is a tight driveway. If you are trying to make a right turn you are unable to make the turn and it holds up traffic. Captain Green stated from the Fire Department, this doesn't affect any of the private hydrants and it does not affect any of our access. Mr. Kolick stated you are okay to act on it and the Engineering Department has given its blessings from an engineering standpoint.

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

Roll Call:

Members Present:

Mr. McDonald
Mr. Polo
Mr. Veris
Ms. Kosek
Mr. Toth
Mr. Kalinich, Jr.
Mayor Perciak

Also Present:

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

OATH OF OFFICE:

Mayor Perciak issued the Oath of Office for Mr. Michael Kalinich, Jr.

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes for the meeting on April 25, 2024. If there are no additions or corrections they will stand as submitted.

RECOGNITION OF NEW MEMBER

Mr. McDonald – We would like to welcome our new Member Mr. Michael Kalinich, Jr. We would also like to thank Mr. Brian David for his 10 years of service and wish him the best as he continues his career.

NEW APPLICATION:

STARBUCKS COFFEE, OWNER/State Permits, Agent

Site Plan approval for the re-development of existing drive-thru, property located at 17180 Royalton Road, PPN 396-14-052, zoned Shopping Center - SC.

** ARB Favorable Recommendation 4-23-24*

Mr. McDonald - Please have a representative come to the podium and give us your name and address for the record.

Allan Ikeler, Starbucks Coffee, 7251 Taft Street, Mentor Ohio, 44060

Mr. McDonald – Please give us a description of the project.

Mr. Ikeler – We are going to do an interior renovation, which has already been approved. We are here tonight with a proposal to make an easier egress out of the parking lot and site revisions.

Mr. McDonald – What is your role in the project.

Mr. Ikeler – I am the construction project manager.

Mr. McDonald - We will now go to our Administrative Reports, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the City Planner, the applicant is proposing to reconfigure the exit of the drive-thru lane and the current configuration loops the north side of the building and connects to the entry/exit drive for the site. The proposed plan would take the exit directly north and eliminate the loop, the proposed configuration will improve traffic movement on the site and eliminate the current sight line issue with the dumpster enclosure. As part of the drive reconfiguration, the applicant is making landscaping changes. It is recommended that the Planning Commission grant site development plan approval. From the Engineering Department, the plans are in approvable form. From the Building Department, we have no objections to this request.

Mr. McDonald - Thank you, Captain Green.

Captain Green – From the Fire Department, we have reviewed this request and the change does not appear to affect access to private hydrants in the parking lot, or emergency fire department access. The Fire Department has no objections and that concludes our report.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – You are in a position to act on it.

Mr. McDonald - Thank you. Are there any questions or comments?

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to give favorable consideration for the Site Plan approval for the redevelopment of existing drive-thru, property located at 17180 Royalton Road, PPN 396-14-052, zoned Shopping Center - SC.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

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