

# STRONGSVILLE PLANNING COMMISSION

## MINUTES OF MEETING

July 23, 2020

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, July 23, 2020 at 5:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Brian David; Edward Pfahl and Robert Powell; Mayor Thomas P. Perciak; City Engineer, Ken Mikula, Building Commissioner, Michael Miller; City Council Representative, Matthew Schonhut; Administration: Assistant Law Director, and Daniel Kolick.

The following was discussed:

**DISCOUNT DRUG MART:** Ms. Brill stated that the City Planner wrote that the proposed site plan complies with all of the minimum requirements of the General Business District. The Architectural Review Board has approved the architectural treatment, landscaping and site lighting. He recommends approval of the site plan. The Fire Department states that a conditional approval is in order subject to a yard hydrant in close proximity to the building for firefighting purposes, the northeast corner of the building would be sufficient and also a commercial knox box. Mr. Mikula stated that from the Engineering Department the site plan is in approvable form however, I guess there was some discussion about the drive and the access to Whitney Road that came up late in the day that we were going to discuss with the applicant this evening and then make a decision on how to move forward if we do that. Tyler Rice from Fabo Architecture is at the microphone. Mr. Mikula stated that what came up late in the day is that apparently in December when the applicant split out this property there was discussion about not having a drive curb cut on the Whitney Road side and the site plan currently shows a curb cut. I guess that needs to be resolved before moving ahead, whether or not that is something that was agreed upon not having and now they are showing it and whether it is something that the City desires. Mr. McDonald stated to the applicant that the question is are you good with us excluding that curb cut and giving approval tonight and not allowing you to have that or would you rather have more time to talk with the City Engineer over the design? Mr. Rice stated that was something that he felt that he would want to discuss with the City Engineer about, just because upon our initial informal review a few months ago they seemed to be okay with it, they didn't want a left hand turn I believe onto Whitney Road but a right in and right out was okay. Mr. Kolick stated that it would probably be best to table it here tonight. Some of the concerns are with that roadway, you have trucks backing into the area with traffic coming off of Whitney coming down that roadway. They were concerned about a conflict there. The other concern they had is that trucks then would, if they are backing in, they would be going down to Whitney Road. We don't have truck traffic on Whitney Road and if you are bringing in large trucks, I don't know what size they are bringing in, they are going to have trouble making that turn over there onto Pearl the way that is

configured so that is a concern with it and there were two other concerns, one you remedied. One was the sidewalk going down the parcel that got taken care of. There was still some concern about possible conflicts in that area because you move the driveway further north which we wanted but it doesn't line up with Lowes. The concern is with traffic coming in, not the traffic going out as much but the traffic coming and I think they wanted to take another relook at that too because if you've got that you've got people coming out of Lowes and you have people turning off of Whitney, I know that it is down about 100 feet but there was still some concern about that. That is basically what they are going to have you meet with Engineering on. Also it has to work internally on your site and we understand that but we may want to consider with your people, removing that entrance in, the one furthest to the south but you can meet with Engineering with it, I am not going to resolve here with you. Mr. McDonald let's not problem solve this tonight, let's not jump to anything that isn't right long term for you. Mayor Perciak asked Mr. Rice what their time frame line was. Mr. Rice stated as soon as possible, we are very anxious to get going on it and submit our construction documents and get a permit and move forward. It is something that has been in the works for quite a long time. Discount Drug Mart is anxious to get moving on it. Mayor Perciak asked if they bid this out already. Mr. Rice stated that it has not been submitted for bids yet. Mayor Perciak stated that then there was a little bit of time. Mr. Rice stated that yes there is a little bit of time. The whole plan review process, permitting is still another month we anticipate. Mayor Perciak stated that your engineers should get together with our engineers and let's see what we can do here. I would like to see this thing proceed as quickly as possible and if we have to we will call a Special Meeting of the Planning Commission and do what we have to do, do you have any objection to that? Mr. Rice stated he did not have any objections. Mayor Perciak stated that Matt Schonhut is our Council President and Representative from Council to Planning. We will do whatever we can but I think engineering better straighten this out and let's get it right. Understand that we value the relationship with the family and with Discount Drug Mart. The Budijey family we have the utmost respect for. Mr. McDonald stated that we are still going to go through the process tonight, I still need you to stick around for our formal meeting. Is there anything else Ken? Mr. Mikula stated that there was nothing else. Mr. Miller stated that from the Building Department it is in approvable form with the following informational comment to the applicant; that shows signage on the plans but that requires a separate application. Mr. Kolick stated that it would probably be appropriate to table it and in the meantime they can also located the fire hydrant where that is going to be so that item will be removed and it shouldn't be any difficulty because there is a fire line running in there already.

**SPIRNAK, DAVIS, VAUGHN, METRO PARKS, CATANZARITE:** Ms. Brill stated that this consolidation and split is going to create the following; Parcel A consisting of approximately 23.7 acres of land with frontage on both Royalton Road and Webster

Road and zoned Public Facility and R1-75 Residential. Parcel B consisting of 3.56 acres with frontage on both Royalton Road and Webster Road and zoned Motorist Service. Parcel C consisting of 1.92 acres with 350 feet of frontage on Royalton Road and zoned Local Business and Parcel D consisting of 18,000 square feet in area with 90 feet of frontage on Webster Road and zoned R1-75 and approval is recommended. From the Fire Department there is no report. Mr. Mikula stated that from Engineering the plat is in approvable form and corresponds to the rezoning that was recently done by City Council. Mr. Miller stated that there was no report from the Building Department. Mr. Kolick stated that this matches up with the rezoning from Council and the only thing that is a little different is that at one time that was going to be a caretaker there so they rezoned one area to R1-75 but that is no longer going to be so Metro Parks will have most of the parcel under Public Facility, there is one individual lot on Webster but that won't stop you from doing it, if it wasn't Metro Parks I would be more concerned about it but they are not going to be using it for anything so you can go ahead and act on it.

**FHL STRONGSVILLE PROPERTIES LTD:** Ms. Brill stated that from the City Planner the proposed site plan requires some variances. The proposed front setback is less than half of the distance required by the Zoning Code in the Shopping Center District. Second, the parking layout requires side and rear setback variances. There are two concerns regarding parking. The one issue regarding parking is the location of six parking spaces in the southwest corner of the parking lot. These spaces will not be reasonably accessible when cars are stacking in the drive-thru lane. While it can be argued that these spaces can be used for employees, it might be more appropriate to eliminate the six spaces and utilize that area to enhance the entrance landscaping and better screen the dumpster enclosure. If the spaces are eliminated, the site will still meet the minimum parking requirements. The second concern is that a substantial portion of the parking for this facility is located behind the main building where they do not provide easy accessibility for customers. Because variances are required the Commission will need to deny this application and forward the matter to the Board of Zoning Appeals to address the variances. The minimum front yard building setback required is 200 feet and they are proposing 80 feet so they will need a 120 foot variance. The minimum parking setbacks; the front required is 40 feet from ROW and they are proposing 25 feet which would require a 15 foot variance. The west side, 10 feet is required and they are proposing 0 feet which would require a 10 foot variance on the west side. The east side requires 10 feet and they are proposing 10 feet and the rear requires 10 feet and they are proposing 0 feet which would require a 10 foot variance in the rear. From the Fire Department the plans are in approvable form subject to a Knox box. Mr. Mikula stated that from the Engineering Department the plans are under review. Mr. Miller stated that from the Building Department the plans are in approvable form subject to the following comments; a separate permit is required for

proposed signage and submission of a compliant light layout was not included so we will need that. Mr. Kolick stated that the Commission would need to deny this because of the variances.

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

Roll Call:	Members Present:	Mr. McDonald Mr. Pfahl Mr. Powell Mr. Schonhut Mr. David Mayor Perciak
	Also Present:	Mr. Miller, Bldg. Com. Mr. Mikula, City Engineer Mr. Kolick, Asst. Law Dir.  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

**APPROVAL OF MINUTES**

Mr. McDonald – You have had a chance to review the minutes of June 25, 2020. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**DISCOUNT DRUG MART/ Tyler Rice, Agent**

Site Plan approval of a 28,370 SF Discount Drug Mart for property located on Whitney Road, PPN 395-10-028 zoned General Business. \* *ARB Favorable Recommendation 6-23-20.*

Mr. McDonald – Item Number One, Discount Drug Mart, please step forward and state your name and address for the record.

Mr. Rice – Tyler Rice, Fabo Architects, 1736 Columbus Road, Cleveland, Ohio 44113.

Mr. McDonald – Thank you, we will now listen to the Administrative Reports, Ms. Brill.

Ms. Brill – Thank you Mr. Chairman. From the City Planner the proposed site plan complies with all of the minimum requirements of the General Business District. The Architectural Review Board has approved the architectural treatment, landscaping and site lighting. He recommends approval of the site plan. The Fire Department states that a conditional approval is in order subject to a yard hydrant in close proximity to the building for firefighting purposes, the northeast corner of the building would be sufficient, and also a commercial knox box. Thank you.

Mr. Mikula – Thank you Mr. Chairman. From Engineering based on the comments in Caucus regarding the access drive I would request that we table this for further meetings between the Engineering Department and the Developer's Engineer. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form subject to the following informational comment, a separate permit application is required for proposed signage. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We are in a position to table this tonight. Mr. Rice, plans to work with our Engineering Department on the traffic flow as well as getting that hydrant located on the plan as well.

Mr. McDonald – Are there any questions or comments? We are going to go ahead and table this tonight. Get with Engineering, we don't want to slow this down. Go ahead and talk with Engineering, Mr. Mikula and we will put it through as quickly as we can.

**SPIRNAK, DAVIS, VAUGHN, METRO PARKS, CATANZARITE/ Stephanie Kutsko, Agent**

Parcel split and Consolidation of PPN 398-28-002, 007, 009 and 010 located at 14010 Royalton Road zoned Public Facility, Local Business and R1-75.

Mr. McDonald – Item Number 2, Spirnak, Davis, Vaughn, Metro Parks, Catanzarite, please step forward and state your name and address for the record.

Ms. Kutsko – Stephanie Kutsko, Real Estate Manager with Cleveland Metro Parks, 4101 Fulton Parkway, Cleveland, Ohio 44144.

Mr. McDonald – Thank you, we will now listen to the Administrative Reports, Ms. Brill.

Ms. Brill – Thank you Mr. Chairman. From the City Planner, this consolidation and split is going to create the following; Parcel A consisting of approximately 23.7 acres of land with frontage on both Royalton Road and Webster Road and zoned Public Facility and R1-75 Residential. Parcel B consisting of 3.56 acres with frontage on both Royalton Road and Webster Road and zoned Motorist Service. Parcel C consisting of 1.92 acres with 350 feet of frontage on Royalton Road and zoned Local Business and Parcel D consisting of 18,000 square feet in area with 90 feet of frontage on Webster Road and zoned R1-75 and approval is recommended. From the Fire Department there is no report. Thank you.

Mr. McDonald – Mr. Mikula.

Mr. Mikula - 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 – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. The split and consolidation matches up with the rezoning that we did. Just for the applicant, that one parcel is zoned Single Family, as long as it is left natural there is no problem but if you ever would want to run a roadway or put some type of improvement on there you would have a problem and would have to get it rezoned but that won't hold up anything here. I think that the position of the Park is to leave this in its natural form or whatever and by far the bulk of the acreage is Public Facility. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Spirnak, Davis, Vaughn, Metro Parks, Catanzarite.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel split and Consolidation of PPN 398-28-002, 007, 009 and 010 located at 14010 Royalton Road zoned Public Facility, Local Business and R1-75.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**FHL STRONGSVILLE PROPERTIES, LTD/ C. Brent Artman, Agent**

Site Plan approval of a 2,325 SF Chipotle Restaurant to be located in the parking lot located at 17100 Royalton Road, PPN 396-14-007 zoned Shopping Center.

Mr. McDonald – Item Number 3, FHL Strongsville Properties, Ltd, please step forward and state your name and address for the record.

Mr. Artman – Brent Artman, 13710 Cleveland Avenue, Northwest, Uniontown, Ohio 44685. I am the Engineer, I represent the property owners for the Ledgewood Plaza. We put the plan together for the project.

Mr. McDonald – Thank you, we will now listen to the Administrative Reports, Ms. Brill.

Ms. Brill – Thank you Mr. Chairman. From the City Planner, the proposed site plan requires some variances. The proposed front setback is less than half of the distance required by the Zoning Code in the Shopping Center District. Second, the parking layout requires side and rear setback variances. There are two concerns regarding parking. The one issue regarding parking is the location of six parking spaces in the southwest corner of the parking lot. These spaces will not be reasonably accessible when cars are stacking in the drive-thru lane. While it can be argued that these spaces can be used for employees, it might be more appropriate to eliminate the six spaces and utilize that area to enhance the entrance landscaping and better screen the dumpster enclosure. If the spaces are eliminated, the site will still meet the minimum parking requirements. The second concern is that a substantial portion of the parking for this facility is located behind the main building where they do not provide easy accessibility for customers. Because variances are required the Commission will need

to deny this application and forward the matter to the Board of Zoning Appeals to address the variances. The minimum front yard building setback required is 200 feet and they are proposing only 80 feet so they will need a 120 foot variance. The minimum parking setbacks; the front required is 40 feet from ROW and they are proposing 25 feet which would require a 15 foot variance. The west side, 10 feet is required and they are proposing 0 feet which would require a 10 foot variance on the west side. The east side requires 10 feet and they are proposing 10 feet and the rear requires 10 feet and they are proposing 0 feet which would require a 10 foot variance in the rear. From the Fire Department the plans are in approvable form subject to a knox box. Thank you.

Mr. McDonald – Mr. Mikula.

Mr. Mikula stated that from the Engineering Department the plans are under review. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form subject to the following comments; a separate permit is required for proposed signage and submission of a compliant lighting photo metric details is required. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We will need to deny this and they can proceed to the Board of Zoning Appeals. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 2,325 SF Chipotle Restaurant to be located in the parking lot located at 17100 Royalton Road, PPN 396-14-007 zoned Shopping Center.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

Mr. Artman – Whom exactly determines what is a variance and what is not?

Ms. Brill – The City Planner, if you have questions he can be more specific. These are copies of the reports and also your application for Board of Zoning Appeals and directions on how to submit.

Mr. McDonald – I think before you go to BZA you should have a conversation with Engineering regarding those 6 spaces and then submit. 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