

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

September 24, 2020

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, September 24, 2020 at 5:50 p.m.**

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

The following was discussed:

BLACK AND VEATCH- NEW CINGULAR WIRELESS PCS: Mrs. Daley stated that this application is to add fiber to the antenna that is on top of the water tower to the north of us going to the existing antenna. All they are doing is running the fiber from the ground up the tower to the top. From the City Planner there is no issue with it from a Planning standpoint and there is no report from Engineering. Mr. Miller stated that from the Building Department there are no issues with this. Mr. Kolick stated that there is nothing that is changing on the sight lines other than running some fiber up so it should be in line to be granted a Certificate of Appropriateness and the Site Plan will need to go to City Council because it is on City owned land and Public Facility zoning.

JOHN P. STRACENSKY: Mrs. Daley stated that this application is for a lot split and consolidation on Morris Drive. They are taking three 50 foot wide lots and combining them and then splitting them into two 75 foot lots; I am assuming to build two houses on each. Right now there is a house and a garage on those but those are shown on the plat as being torn down. From the City Planner, they meet all of the Code requirements, that is R1-75 over there and from Engineering it is in approvable form. Mr. Miller stated that from the Building Department, this is going to be quite an improvement on the property. The dwelling that was there has been in Code Enforcement for years by an absentee landlord and this gentleman has purchased it with his company with the intent of building one home on one of the parcels. The department recently received plans for that single family dwelling so we are certainly in favor of this upgrade to that street as are the neighbors who have contacted me multiple times concerning this. Mr. Kolick stated that the Commission could act on this subject to the current structures being removed. Mr. Miller stated that the house and garage have been demolished. Mr. Kolick stated that if Mr. Miller has confirmed that they are gone then we don't need a contingency.

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

Roll Call:

Members Present: Mr. McDonald
Mrs. Walker
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.

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 August 13, 2020. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

BLACK & VEATCH-NEW CINGULAR WIRELESS PCS, LLC/ William Fife, Agent

- a) Certificate of Appropriateness for the Site Plan for the addition of 1 - 24 pair fiber line to the existing water tower located at 18688 Royalton Road, PPN 396-10-014 zoned Public Facility.

- b) Site Plan approval for New Cingular Wireless PCS to add 1 - 24 pair fiber line to the existing water tower located at 18688 Royalton Road, PPN 396-10-014 zoned Public Facility.

Mr. McDonald – Item Number One, Black and Veatch, we will go straight to the reports.
Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the new fiber cable will not substantially alter the physical appearance of the Water Tower and since everything is taking place on the existing Water Tower there are no Zoning Setback issue associated with this request and it is recommended that Planning Commission grant approval to both the Site Plan and the Certificate of Appropriateness. 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 – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You are in a position to act on these two items, if approved they would need to go to City Council. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Black & Veatch-New Cingular Wireless PCS.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Certificate of Appropriateness for the Site Plan for the addition of 1 - 24 pair fiber line to the existing water tower located at 18688 Royalton Road, PPN 396-10-014 zoned Public Facility.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval for New Cingular Wireless PCS to add 1 - 24 pair fiber line to the existing water tower located at 18688 Royalton Road, PPN 396-10-014 zoned Public Facility.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

JOHN P. STRACENSKY/ John P. Stracensky, Principal

Parcel Split and Consolidation of PPN's 393-06-020, 021 and 022 located at 21149 Morris Road zoned R1-75.

Mr. McDonald – Item Number Two, John P. Stracensky. Please step up to the microphone and give us your name and address.

Mr. Stracensky – John Stracensky, 4969 Sleepy Hollow Road, Brunswick Hills, Ohio.

Mr. McDonald - We will go to the reports. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the subject properties are zoned R1-75, Single Family Residence. Both new parcels will comply with the minimum lot requirements for the R1-75 Zoning District and approval is recommended. From Engineering the lot split and consolidation is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the existing single family dwelling and detached accessory garage has been demolished at this time and the applicant has submitted plans for a single family dwelling on one of the lots. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You are in a position to act on this. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Split and Consolidation of PPN's 393-06-020, 021 and 022 located at 21149 Morris Road zoned R1-75.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald - Any other business to come before this Commission this evening?
Seeing none, we are adjourned.

Greg McDonald, Chairman

Carol M. Brill

Carol M. Brill, Recording Secretary

Approved