

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

October 22, 2015

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, October 22, 2015 at 7:30 p.m.***

Present: Planning Commission Members: Charlene Barth, Chairwoman, Mary Jane Walker, Brian David and Thomas Stehman; Mayor Thomas P. Perciak; City Council Representative, Scott Maloney; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, and Fire Department Representative, Randy French.

The following was discussed:

**ARCHITECTURAL JUSTICE:** Mrs. Daley stated that the applicant has reduced the size of the building. The parking lot remains the same. They have also incorporated steps to connect to the walkway in the northeast corner of the site. From the City Planner, he had no issues, they have their variances from the BZA. There is actually less indoor eating seats than what was previously approved. ARB approved the building and their signage. From Engineering, since there is really no change to any of the site, we are okay with everything. Mr. Foulkes stated that they had a couple of items; one is the grease that is recycled for cooking, you have to have it stored in the ground or in the building. You cannot have a grease dumpster. We noted that the location of the dumpster looks like there may be some difficulty in getting those in and out. We would like a copy of the contract of whoever is going to service those dumpsters and how they are going to perform it with those out of there because we have some situations in the community that it is a compromised situation and the doors get broken off from the service company because they don't have a clean shot into the dumpster. Also, because of the proximity to the utility service in relationship to the dumpsters, we would like to see some pipe bollards added onto both sides of the electrical service. Mr. French stated that the cooking processes in the kitchen will have a Type I Hood for any cooking and grease laden vapors. A Knox box is also required on the building. Mr. Kolick stated that Item "e" needs to be made subject to the Building and Fire Department reports as read here tonight.

**WOODPECKERS:** Mrs. Daley stated that this is a small parking lot expansion. It is an existing business on Prospect Road. They are just putting in some additional parking in the front. They meet all the zoning codes and setbacks so the City Planner is okay with that. From Engineering there are just a couple of minor revisions but their engineer is working on those so we are okay with approving it subject to our approval. The only thing with this is that right now the building is located on two separate parcels so they should come in for a lot consolidation to clean that up and they have been notified about that. Mr. Foulkes stated that from the Building Department it is in approvable form. Mr.

French stated that there was no report from the Fire Department. Mr. Kolick stated that any approval should be made subject to the report of the Engineering Department and the submission of a consolidation plat.

**ORDINANCE 2015-213 and 2015-214:** Mr. Kolick stated that these are two ordinances for the Altenheim. They are broken up in two separate parts because one is zoned GB and they are asking to have it zoned PF, this would be to the south of the existing Altenheim. Hopefully we can clean up the zoning here. There are two separate areas that are currently zoned R1-75. This back part of this lot and one lot going over onto Shurmer. That ultimately would have to go to the voters but they are here for your recommendation so it can back to Council. They have plans to expand going to the south on Pearl. I think that lot that is facing Shurmer is more for buffering for the overall development.

The meeting was called to order at 8:00 PM by the Chairwoman, Mrs. Barth

Roll Call:

Members Present:

Mrs. Barth  
Mrs. Walker  
Mr. David  
Mr. Stehman  
Mr. Maloney  
Mayor Perciak

Also Present:

Mr. Foulkes, Asst Bldg. Com.  
Mrs. Daley, Asst. Engineer  
Mr. Kolick, Asst. Law Dir.  
Mr. French, Fire Dept. Rep,  
  
Carol Oprea, Recording Secy.

**MOTION TO EXCUSE:**

Mrs. Walker - Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker - I move to excuse Mr. McDonald for just cause.

Mr. David – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**REVISED AGENDA**

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to use the Revised Agenda for this evening.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Call: All Ayes APPROVED

**APPROVAL OF MINUTES**

Mrs. Barth – You have had a chance to review the minutes of October 8, 2015. If there are no additions or corrections they will stand as submitted.

**PUBLIC HEARINGS:**

**ARCHITECTURAL JUSTICE/ James Justice, Principal**

- a) Certificate of Appropriateness for the revised 4,685 SF building and Site Plan and two (2) Wall Signs for Architectural Justice located at 13593 Pearl Road, PPN 396-10-006 zoned General Business. \* *ARB Favorable Recommendation 10-6-15.*
- b) Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(A)(6) to allow Architectural Justice to utilize 1,272 SF of space for interior eating and having a maximum seating capacity of 24 seats for property located at 13593 Pearl Road, PPN 396-10-006 zoned General Business.
- c) Conditional Use Permit pursuant to Codified Ordinance Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to utilize approximately 640 SF as an outdoor patio with a maximum seating of 24 for property located at 13593 Pearl Road, PPN 396-10-006 zoned General Business.
- d) Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(A)(8) to allow Architectural Justice to use 200 SF of space in an

approved, designated area for Outdoor Merchandising Display for property located at 13593 Pearl Road, PPN 396-10-006 zoned General Business.

e) Site Plan approval of a 4,685 SF building to be used as a full service design and remodeling center and café for Architectural Justice, property located at 13593 Pearl Road, PPN 396-10-006 zoned General Business. *\*BZA Variances Granted 10-24-12. ARB Favorable Recommendation 10-6-15.*

Mrs. Barth – Item Number One, Architectural Justice, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Justice – James Justice, 4404 Kingsbury Road, Medina, Ohio.

Mrs. Barth – Thank you, is there anyone else who would like to speak in favor or against? Seeing and hearing none I declare the Public Hearing closed and we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, this application involves modifications to the previously granted approvals. The building location and parking arrangement have remained substantially unchanged and the revised site plan is in compliance based upon the variances previously obtained. ARB also granted approval for the building as well as the sign package and approval of the site is recommended. From Engineering there are no reports on Items “a” through “d” and Item “e” is in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, there are no reports on Items “a” through “d” and Item “e”, the site plan is approvable subject to the following; we are requesting that pipe bollards be installed for protection at the electrical service at the east elevation and we would also like a copy of the service contract for trash removal, outlining procedures of service and pickup for the trash located on the east elevation as well. Also, to note that any recycled cooking grease needs to be stored indoors or in the ground for any recycled grease. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, regarding Item “b”, regarding the food service in this building, the Fire Code requires any cooking processes producing grease laden vapors have a Type I Hood and Dedicated Fire Suppression System. Regarding Item “e”, a knox box is required on the building per the Strongsville Fire Code. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. This is very similar to what was approved. They reduced it in size and redid certain areas on it. We are in a position to act on it. Item “b” should be made subject to the report of the Fire Department. Item “e”, if approved, needs to be made subject of the Building and Fire Department Reports as read here this evening. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Architectural Justice.

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Certificate of Appropriateness for the revised 4,685 SF building and Site Plan and two (2) Wall Signs for Architectural Justice located at 13593 Pearl Road, PPN 396-10-006 zoned General Business.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(A)(6) to allow Architectural Justice to utilize 1,272 SF of space for interior eating and having a maximum seating capacity of 24 seats for property located at 13593 Pearl Road, PPN 396-10-006 zoned General Business, subject to the Fire Department Report

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to utilize approximately 640 SF as an outdoor patio with a maximum seating of 24 for property located at 13593 Pearl Road, PPN 396-10-006 zoned General Business.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(A)(8) to allow Architectural Justice to use 200 SF of space in an approved, designated area for Outdoor Merchandising Display for property located at 13593 Pearl Road, PPN 396-10-006 zoned General Business.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Site Plan approval of a 4,685 SF building to be used as a full service design and remodeling center and café for Architectural Justice, property located at 13593 Pearl Road, PPN 396-10-006 zoned General Business, subject to the reports of the Building and Fire Departments as given this evening.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**NEW APPLICATIONS:**

**WOODPECKERS/ Frank Villanti, Agent**

Site Plan approval for a 12,489 SF parking lot expansion for the current Woodpeckers Inc., property located at 13700 Prospect Road, PPN 392-16-006, 008 zoned General Industrial. *\*ARB Favorable Recommendation 9-22-15.*

Mrs. Barth – Item Number Two, Woodpeckers, please step forward and state your name and address for the record.

Mr. Villanti – Frank Villanti, 1270 West Clifton Blvd., Lakewood, Ohio 44107.

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

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, the additional parking will conform with the parking setback requirement of the Zoning Code and there are no setback or other zoning issues associated with this request and approval is recommended. From Engineering the plans are in approvable form subject to some minor detail revisions that we did request of the applicant's engineer and he is working on those. Just a note, a lot consolidation plat shall also be submitted because this building now sits on two separate parcels. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, the plans are in approvable form. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, there is no report. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. The only item for the applicant is just be aware that there homes across the street there so if there is any type of lighting just

make sure that it is shielded. It is a busy road but there are still residential homes there. Any approval tonight should be made subject to the Engineering report, subject to the receipt and approval of the lot consolidation. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Woodpeckers.

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Site Plan approval for a 12,489 SF parking lot expansion for the current Woodpeckers Inc., property located at 13700 Prospect Road, PPN 392-16-006, 008 zoned General Industrial, subject to the reports of the Engineering Department and the submission and approval of a parcel consolidation.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**REFERRALS FROM COUNCIL:**

**ORDINANCE NO. 2015-213:**

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 15733 PEARL ROAD BEING A PORTION OF PPN 397-01-012, AND ADDITIONAL PROPERTY AT 18485 SHURMER ROAD BEING ALL OF PPN 397-01-023, ALL IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITY) CLASSIFICATION, AND DECLARING AN EMERGENCY.

Mrs. Barth – Mr. Kolick.

Mr. Kolick – Thank you Madam Chairwoman, these are two ordinances for rezoning proposed by the Altenheim. The first one is for a R1-75 over to Public Facility which are two separate areas shown; one on Shurmer and one on the back land on Pearl. The



second ordinance, part of the same project is from GB to PF. We would like to see you act on this so that Item 3, if approved would need to go on the ballot and time is of the essence. Thank you.

Mrs. Barth - ORDINANCE NO. 2015-213. 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 15733 PEARL ROAD BEING A PORTION OF PPN 397-01-012, AND ADDITIONAL PROPERTY AT 18485 SHURMER ROAD BEING ALL OF PPN 397-01-023, ALL IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITY) CLASSIFICATION, AND DECLARING AN EMERGENCY.

Mrs. Walker – Move to give favorable consideration for Ordinance 2015-213.

Mr. David – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**ORDINANCE NO. 2015-214:**

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 15733 PEARL ROAD BEING A PORTION OF PPN 397-01-012, IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS) CLASSIFICATION TO PF (PUBLIC FACILITY) CLASSIFICATION, AND DECLARING AN EMERGENCY.

Mrs. Barth - ORDINANCE NO. 2015-214. 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 15733 PEARL ROAD BEING A PORTION OF PPN 397-01-012, IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS) CLASSIFICATION TO PF (PUBLIC FACILITY) CLASSIFICATION, AND DECLARING AN EMERGENCY.

Mrs. Walker – Move to give favorable consideration of Ordinance 2015-214.

Mr. David – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mrs. Barth – Mr. Maloney, you have a favorable recommendation to take back to City Council. Before we move onto any other business I would just like to recognize the fact that we lost a great individual in the City of Strongsville, Dale Finley, and I am just going to ask the Planning Commission for a moment of silence.

There was a moment of silence for Mr. Finley.

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

Hearing no other business to come before the Commission, the Chairman adjourned the meeting.

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Charlene Barth, Chairman

*Carol M. Oprea* ✓ \_\_\_\_\_  
Carol M. Oprea, Recording Secretary

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Approved