

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 8, 2015

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, October 8, 2015 at 7:30 p.m.**

Present: Planning Commission Members: Gregory McDonald, Mary Jane Walker, Brian David and Thomas Stehman; Mayor Thomas P. Perciak; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, and Assistant Building Commissioner, Keith Foulkes.

The following was discussed:

LACHAPERONE ROUGE DAY CARE: Mrs. Daley stated that this application is for an expansion of their parking lot in the back of the building. They just had a single isle parking so they are expanding now to a double. They did need some variances because they are going pretty close to the property lines there and BZA granted those. They are showing a 6 foot high board on board fence on both the north and south sides of the residential areas there. They have also worked pretty hard on improving the drainage back here. There were problems downstream and they have added a lot of drains here so we appreciate that and that should help downstream. The City Planner had no problems. From Engineering, I did receive the revised plans this morning so it would be subject to a review of those. Mr. Foulkes stated that from the Building Department, the only thing that we want is the minimum safe lighting. Mr. Gingrich stated that that was approved by the ARB and that the photometric was submitted to the ARB. Mr. Foulkes stated that there were two light poles shown that is probably enough. Mr. Kolick stated that as long as it was shielded from the residential units that was fine. Mayor Perciak asked what was going into the building that made the need for all the extra parking. Mr. Gingrich stated that there was a tenant going in on the second floor; Trusted Sec LLC, which is a computer company and he has a number of employees. Mayor Perciak asked if Mr. Gingrich knew how many employees. Mr. Gingrich stated that he did not know but that he would find out. Mr. Kolick stated that the Commission could act on this matter subject to Engineering and Building and that if acted on favorably that it would need to go onto City Council.

ORDINANCE NO. 2015-198 and 199: Mr. Kolick stated that these two ordinances pertain to the southeast corner of Prospect and Rt. 82. Part of it is zoned Local Business and the other part is R1-75. They are proposing to rezone to General Business. They are looking at one large retailer at 123,000 SF. Mayor Perciak stated that this would go to the ballot. Discount Drug Mart was going to go on there and it was defeated in Ward 4 and that is when they bought the building across the street. Now this developer has is Diversified Builders, it is the same landowners and they are looking to do something. Mr. Kolick asked if they could pick up the other two parcels

there. Mayor Perciak stated that he thought that those people were asking a lot of money.

The meeting was called to order at 8:00 PM by the Chairman, Mr. McDonald

Roll Call:	Members Present:	Mr. McDonald Mrs. Walker Mr. David Mr. Stehman Mayor Perciak
	Also Present:	Mr. Foulkes, Asst Bldg. Com. Mrs. Daley, Asst. Engineer Mr. Kolick, Asst. Law Dir. Carol Oprea, Recording Secy.

MOTION TO EXCUSE:

Mrs. Walker - Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker - I move to excuse Mrs. Barth and Mr. Maloney for just cause.

Mr. David – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mrs. Walker – Mr. Chairman.

Mr. McDonald – Mrs. Walker.

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

Mr. David – 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 September 24, 2015. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

LaCHAPERONE ROUGE DAY CARE/ Ben Gingrich, Agent

Site Plan approval of a 2,000 SF parking lot addition for the existing LaChaperone Rouge Day Care located at 14780 Pearl Road, PPN 393-23-001 zoned Public Facility. **BZA Variance Granted July 8, 2015. ARB Favorable Recommendation 9-22-15.*

Mr. McDonald – Item Number One, LaChaperone Rouge Day Care, please step forward and state your name and address for the record.

Mr. Gingrich – Ben Gingrich, HSB Architects, 1250 Old River Road, Suite 201, Cleveland, 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 required parking setback variances were obtained from the BZA and approval is recommended. From Engineering the plans are in approvable form subject to a review of the revised plans that were submitted today. Thank you.

Mr. McDonald – Thank you, Mr. Foulkes.

Mr. Foulkes – 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 can act on this subject to Engineering and approval of the final lighting plan. If acted on favorably it would need to go to Council since it is zoned Public Facility.

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

Mrs. Walker– Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker– I move to give favorable consideration for Site Plan approval of a 2,000 SF parking lot addition for the existing LaChaperone Rouge Day Care located at 14780 Pearl Road, PPN 393-23-001 zoned Public Facility, subject to the Engineering Report and the receipt of the Lighting Report.

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2015-198:

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 ROYALTON ROAD AND PROSPECT ROAD (PART OF PPN 393-15-002; AND ALL OF PPNs 393-15-003; 393-15-004; 393-15-005; 393-15-006; 393-15-007; AND 393-15-008) IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – Both of these ordinances involve the southeast corner of Prospect and Royalton as a proposed development for General Business. The first one requires some rezoning from Single Family over to General Business and this would require a vote. The second part is the corner parcel itself is zoned Local Business and the request is to rezone it to General Business. We should act on it tonight and give our recommendation to City Council.

Mr. McDonald - ORDINANCE NO. 2015-198. 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 ROYALTON ROAD AND PROSPECT ROAD (PART OF PPN 393-15-002; AND ALL OF PPNs 393-15-003; 393-15-004; 393-15-005; 393-15-006; 393-15-007; AND 393-15-008) IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY.

Mrs. Walker– Move to give favorable consideration.

Mr. David – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

ORDINANCE NO. 2015-199:

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 VACANT REAL ESTATE LOCATED AT ROYALTON ROAD AND PROSPECT ROAD (PART OF PPN 393-15-002) IN THE CITY OF STRONGSVILLE FROM LB (LOCAL BUSINESS) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY.

Mr. McDonald - ORDINANCE NO. 2015-199. 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 VACANT REAL ESTATE LOCATED AT ROYALTON ROAD AND PROSPECT ROAD (PART OF PPN 393-15-002) IN THE CITY OF STRONGSVILLE FROM LB (LOCAL BUSINESS) CLASSIFICATION TO GB (GENERAL BUSINESS) CLASSIFICATION, AND DECLARING AN EMERGENCY.

Mrs. Walker– Move to give favorable consideration.

Mr. David – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald - 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.

Gregory McDonald, Chairman

Carol M. Oprea 

Carol M. Oprea, Recording Secretary

Approved