

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

December 1, 2016

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, December 1, 2016 at 7:30 p.m.**

Present: Planning Commission Members: Charlene Barth, Chairwoman, Gregory McDonald, and Brian David; Mayor Thomas P. Perciak; City Council Representative, Michael Daymut; 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:

Planet Fitness: Mrs. Daley stated that this is an application for a Conditional Use Permit. They are going in to the old Dynamic Fitness over by the Mall on Howe Road. There are no issues from the City Planner, they have enough parking and there is no report from Engineering. Mr. Foulkes stated that there was no report from Building. Mr. French stated that there was no report from Fire. Mr. Kolick stated that we are ready to act. Mr. Daymut asked if the building would be staffed whenever it was open. The applicant stated that as long as they were open they would be staffed.

Aladdins Eatery: Mrs. Daley stated that this is an application for a Conditional Use Permit and they are adding some outdoor eating in this drive back here and in the front portion they are going to put bollards and also in the back. In the front they are going to add a couple of parking spaces where that drive was and protect that outdoor eating. It is pretty well protected and it is also going to be fenced in. From the City Planner, there is a parking deficit with the change from retail sales to restaurant. They will need 122 spaces and they have 104 with the two additional so there will be a 18 parking space deficit on this spot. From Engineering there is no report. Mr. Foulkes stated that it was in approvable form. Mr. French stated that there was no report from Fire. Mr. Kolick stated that we are ready to act.

1000 Degrees Neapolitan Pizzeria: Mrs. Daley stated that this application is for a Conditional Use Permit. This is going in in the Plaza at Southpark next to Rosewood Grill. From the City Planner, it conforms with the Judgement Entry and there is no report from Engineering. Mr. Foulkes stated that it is in approvable form from Building. Mr. French stated that there was no report from Fire. Mr. Kolick stated that we are ready to act.

Architectural Justice: Mrs. Daley stated that this application is for the signage because it is in the Towne Center District. They did need a variance from the BZA and they got those for the number of signs. The City Planner has no issues with anything

and there is no report from Engineering. Mr. Foulkes stated that there was no report. Mr. French stated that there was no report from Fire. Mr. Kolick stated that with the Certificate of Appropriateness the Commission could act on this matter.

Sprint Com Inc.: Mrs. Daley stated that this application is for 3 new antennas on an existing pole. This is the pole that is over behind the Service Center next to the railroad tracks. No new shelters or anything so we have no issues from the City Planner and there is no report from Engineering. Mr. Foulkes stated that it is in approvable form. They have a bond in place and it has not been cancelled. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter and if approved it would need to go to City Council.

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

| | | |
|------------|------------------|---|
| Roll Call: | Members Present: | Mrs. Barth Mr. McDonald Mr. Daymut Mr. David 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:

Mr. McDonald - Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

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

Mr. David – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – 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 November 17, 2016. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

PLANET FITNESS/ Nick Catanzarite, Agent

Conditional Use Permit pursuant to C. O. Sections 1258.04(a), 1258.03(a)(3)(E) and 1242.07 to permit a 15,330 SF training and physical fitness center to be located at 16611 Southpark Center, PPN 396-24-004 zoned Shopping Center. **BZA Variance Granted 10-12-11*

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

Mr. Zangermano – Armando Zangermano, 1507 Westford Drive, Westlake, Ohio. I am in favor of this project.

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, the subject site has 75 parking spaces which complies with the parking requirements of the Shopping Center District and approval is recommended. BZA has previously granted a variance for the size. From Engineering there is no report. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, it is 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. We are in a position to act on this this evening. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.04(a), 1258.03(a)(3)(E) and 1242.07 to permit a 15,330 SF training and physical fitness center to be located at 16611 Southpark Center, PPN 396-24-004 zoned Shopping Center.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

ALADDINS EATERY/ Gabriel Fey, Agent

a) Approval of a Modification of Parking requirements pursuant to Zoning Code Section 1270.04(b) to permit an additional 18 parking space modification for property located at 15250 Pearl Road where the Code requires 122 spaces and where only 104 spaces are provided, PPN 393-27-012 zoned General Business.

b) Conditional Use Permit pursuant to Codified Ordinance Sections 1258.04(a) and 1242.07 to allow Aladdins Eatery to utilize approximately 1,073 SF of space in an approved, designated area for interior eating and having a maximum seating capacity of 70 seats for property located at 15250 Pearl Road, PPN 393-27-012 zoned General Business.

c) Conditional Use Permit pursuant to C. O. Sections 1242.07(b) and 1258.03((a)(3)(A)(7)) to allow Aladdins to utilize approximately 596 SF as an outdoor patio with a maximum seating capacity of 44 seats for property located at 15250 Pearl Road, PPN 393-27-012 zoned General Business. * *ARB Favorable Recommendation 11-15-16.*

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

Mr. Fey – Gabriel Fey, 1250 Old River Road, Suite 201, Cleveland, Ohio 44113 and I am in favor of the project.

Mr. Kiplinger – Brian Kiplinger, 15300 Pearl Road, Strongsville, Ohio, I am in favor of the project as presented.

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, the site plan shows the addition of two parking spaces bringing the total number of parking spaces on the subject site to 104. Based on the requirements of the Code, the conversion of the 2,362 SF of floor area from retail sales to restaurant use, raises the parking requirement of the subject site to 122 parking space, therefore the site would be at a 18 parking space deficit. From Engineering the plans are in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, the plans are in approvable form subject to all recyclable grease being stored in the building or in the ground and a plan review in accordance with the Ohio Building Code. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, the plans are in approvable form pending final review of submitted plans to conform to the Ohio Fire Code and Strongsville Fire Code. Thank you.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1242.07(b) and 1258.03((a)(3)(A)(7)) to allow Aladdins to utilize approximately 596 SF as an outdoor patio with a maximum seating capacity of 44 seats for property located at 15250 Pearl Road, PPN 393-27-012 zoned General Business. * *ARB Favorable Recommendation 11-15-16.*

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

1000 DEGREES NEAPOLITAN PIZZERIA/ Donato Magistro, Principal

Conditional Use Permit pursuant to C. O. Sections 1242.07 and 1258.03((a)(3)(A)(6)) to allow 1000 Degrees to utilize approximately 2,000 SF of space in an approved, designated area for interior eating and having a maximum seating capacity of 44 seats for property located at 16735 Royalton Road, PPN 396-14-002 zoned General Business.

Mrs. Barth – Item Number Three, 1000 Degrees Neapolitan Pizzeria, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Magistro – Donato Magistro, 458 Auto Reserve Parkway, Brunswick, Ohio, I am in favor of this project.

Mr. Magistro – Benito Magistro, 458 Auto Reserve Parkway, Brunswick, Ohio I am in favor of this project.

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, the proposed use conforms to the Judgement Entry and approval is recommended. From Engineering there is no report. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, the plans are in approvable form pending final review of submitted plans that conform to the Ohio Fire Code and Strongsville Fire Code. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We are in a position to act on this matter this evening. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for 1000 Degrees Neapolitan Pizzeria.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1242.07 and 1258.03((a)(3)(A)(6)) to allow 1000 Degrees to utilize approximately 2,000 SF of space in an approved, designated area for interior eating and having a maximum seating capacity of 44 seats for property located at 16735 Royalton Road, PPN 396-14-002 zoned General Business.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATIONS:

ARCHITECTURAL JUSTICE/James Justice, Principal

Certificate of Appropriateness for seven (7) Wall Signs and one flag sign for Architectural Justice located at 13593 Pearl Road, PPN 396-10-006 zoned General Business. * *ARB Favorable Recommendation 11-15-16.* * *BZA Variances Granted 11-4-16.*

Mrs. Barth – Item Number Four, Architectural Justice, 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, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, the applicant has obtained the necessary variances from the Board of Zoning Appeals for the number of signs and approval is recommended. From Engineering there is no report. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, I would like to report that the ARB gave this Favorable Recommendation on 11-15-16. 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. Since the Board of Zoning Appeals has granted the necessary variances, you are in a position to act on this matter. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Certificate of Appropriateness for seven (7) Wall Signs and one flag sign 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

SPRINT COM INC./ John Sindyla, Agent

a) Determination that the proposed modification does not substantially change the physical dimensions of the tower or base station for the facility located at 16099 Foltz Parkway, PPN 393-12-002 and 393-10-001 zoned General Industrial.

b) Site Plan approval for the addition of 3 new antennas and ancillary antenna equipment for the Sprint co-location on an existing telecommunications tower located at 16099 Foltz Parkway, PPN 393-12-002 and 393-10-001 zoned General Industrial.

Mrs. Barth – Item Number Five, Sprint Com Inc., please step forward and state your name and address for the record.

Mr. Sindyla – John Sindyla, 7425 Royalton Road, North Royalton, Ohio 44133.

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

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, since everything is taking place on the existing tower and within the existing compound there are no zoning setback issues associated with this request and there are no visual impacts and approval is recommended. From Engineering there is no report on Item “a” and Item “b” is in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, There is no report on Item “a” and on Item “b” it is in approvable form subject to a plan review in accordance with the Ohio Building Code. 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. We are in a position to act on this and if approved Item “b” only would need to be forwarded to City Council. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

