

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

February 12, 2015

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, February 12, 2015 at 7:30 p.m.***

Present: Planning Commission Members: Charlene Barth, Chairwoman, Gregory McDonald, Mary Jane Walker, and Brian David; 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:

**JOSEPH G. STRONSICK:** Mrs. Daley stated that this proposal is to split the westerly 30' of PPN 399-01-009 and attach the same to PPN 399-01-008. They are both residential lots on Royalton Road closer to West 130<sup>th</sup> Street. He owns both parcels, there is a house on one and the second is vacant. He wants to split 30' off of the vacant parcel and attach it to the parcel that has the house on it. Both lot widths will now be 105'. From the City Planner, both parcels will comply with all of the minimum requirements of the R1-75 Single Family Residential District. From the Engineering Department the plat is in approvable form. Mr. Foulkes stated that there is no report from the Building Department. Mr. French stated that there is no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter this evening.

**CAMERON-ALLIE DEVELOPMENT GROUP, LLC:** Mrs. Daley stated that this proposal is to consolidate PPN's 396-10-003, 004, 005 and 011 at Westwood and Pearl. They came in a couple of meetings ago and just took the back piece of the Strong House and attached it. Now they have acquired 3 more parcels and are going to consolidate all of those. From the City Planner the new lot will comply with all the minimum lot requirements of the General Business District. From Engineering the plat is in approvable form. Mr. Foulkes stated that there is no report from the Building Department. Mr. French stated that there is no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter this evening.

**ORDINANCE 2015-008:** Mr. Kolick stated that this is the Comprehensive Plan. What we are going to do is put it on for a Public Hearing at the next meeting. We will bring George Smerigan, our City Planner here. He will hit some of the highlights for you about what is in the plan. Any questions, try to at least look through it and if you have any questions he will address them. We will see if there are any public comments. Mr. Maloney stated that there were some things that need some minor revisions. If we see any of that should we reach out to George? Mr. Kolick stated that he should so that he



**REVISED AGENDA**

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to use the Revised Agenda for this evening.

Mrs. Walker – 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 January 8, 2015. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**JOSEPH G. STRONSICK/ Principal**

Parcel Split and Consolidation of PPN's 399-01-008 and 009 located on Royalton Road, zoned R1-75.

Mrs. Barth – Item Number One, Joseph Stronsick, please step forward and state your name and address for the record.

Mr. Strongsick – Joseph G. Stronsick, 13465 Royalton Road, Strongsville, Ohio.

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

Mrs. Daley – Thank you Mrs. Chairwoman. Both parcels will comply with all of the minimum requirements of the R1-75 Single Family Residential District and approval is recommended. From the Engineering Department the plat 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. 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. Mr. Stronsick what are your plans on this split?

Mr. Stronsick – I am just going to put it up for sale.

Mr. Kolick – We are in a position to act on this matter this evening.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel Split and Consolidation of PPN's 399-01-008 and 009 located on Royalton Road, zoned R1-75.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**CAMERON-ALLIE DEVELOPMENT GROUP, LLC**

Parcel Consolidation of PPN 396-10-003, 004, 005 and 011 located on the east side of Pearl Road north of Westwood Drive zoned General Business.

Mrs. Barth – Item Number Two, Cameron-Allie Development Group, LLC, please step forward and state your name and address for the record.

Mr. Dean – Tim Dean, 13000 Darice Parkway, Strongsville, Ohio. Here for Parcel Consolidation of PPN 396-10-003, 004, 005 and 011.

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

Mrs. Daley – Thank you Mrs. Chairwoman. The subject site is zoned General Business. The new lot will comply with all the minimum lot requirements of the General Business District and approval is recommended. From Engineering the plat 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. 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 matter this evening.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Cameron-Allie Development Group, LLC.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel Consolidation of PPN 396-10-003, 004, 005 and 011 located on the east side of Pearl Road north of Westwood Drive zoned General Business.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**REFERRALS FROM COUNCIL:**

**ORDINANCE NO. 2015-008**

An Ordinance approving and adopting the 2015 Comprehensive Plan update for the City of Strongsville.

Mrs. Barth – Mr. Kolick.

Mr. Kolick – Thank you Madam Chairwoman. This Comprehensive Plan is something that we have been working on for the last two year. This is an update that we do periodically and it becomes the basis of our zoning as we look at it through future years. At this point it should be tabled and set for a Public Hearing to get any public input on it. In the meantime, I know that it has been distributed to all the members. If there are specific questions or thoughts it would probably be best if they convey them to our City Planner, Mr. Smerigan in advance so that he can address them. He will be here at the Public Hearing and he will give us an overview and respond to any questions that the Commission members may have at that time. Procedurally what will happen with this is, after our recommendation, whatever that may be, it goes to City Council. City Council will also set a Public Hearing on it and they typically have a number of hearings before they would act on the Comprehensive Plan but you are the first step and they are looking for your guidance and advice as to a recommendation on this plan. For tonight, there is nothing more for us to do.

Mrs. Barth – Thank you Mr. Kolick. Are there any questions from the members? We will set this for a Public Hearing on February 26, 2015.

**ORDINANCE 2015-021**

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 on Royalton Road (PPN 398-29-019) in the City of Strongsville from LB (Local Business) Classification to R-RS (Restaurant-Recreational Services) Classification.

Mrs. Barth – Mr. Kolick.

Mr. Kolick – This is a proposal to change from Local Business to Restaurant-Recreational Service, to permit a free standing Dunkin Donuts. We are in a position to give a recommendation to City Council on this. Thank you.

Mrs. Barth - ORDINANCE NO. 2015-021. 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 on Royalton Road (PPN 398-29-019) in the City of Strongsville from LB (Local Business) Classification to R-RS (Restaurant-Recreational Services) Classification.

Mr. McDonald – Move to give favorable consideration.

Mrs. Walker – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

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 at 8:06 p.m.

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Charlene Barth, Chairwoman

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

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Approved