

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 31, 2016

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, March 31, 2016 at 7:30 p.m.**

Present: Planning Commission Members: Charlene Barth, Chairwoman, Gregory McDonald, Mary Jane Walker, Brian David and Thomas Stehman; Mayor Thomas P. Perciak; City Council Representative, Michael Daymut; Administration: Assistant Law Director, Daniel Kolick, Assistant Building Commissioner, Keith Foulkes, and Fire Department Representative, Matt Tilbert.

The following was discussed:

Hot Head Burritos: Mrs. Oprea stated that this application is for the Westwood Commons site, the new building, it will be in the corner section. They are here for a Conditional Use for restaurant occupancy. From the City Planner, there is adequate parking on the site to meet the minimum requirements of the Zoning Code without the need of either a parking modification or a variance and approval is recommended. From Engineering, there is no report. Mr. Foulkes stated that from the Building Department, the recycled grease must be stored in the ground or in the building. As far as the patio, there is a retaining wall shown and some planters. Those could be substantial to prevent the vehicles from coming in but we just need someone to clarify with detailed plans that they are substantial enough to prevent that. Also, what we noticed on this site is that there is a difference in elevation that may also be an advantage for that, in lieu of the bollards. Mr. Tilbert stated that from the Fire Department, the building is fully sprinklered. It will have fire suppression systems that are required by the Fire Code. Mr. Kolick stated that the Commission could act on Item "a" and Item "b", and if approved should be made subject to the Building Department report.

Core Life Eatery: Mrs. Oprea stated that this application is located at the Commons at Southpark which is the old Giant Eagle building. From the City Planner, the development plan for the Commons at Southpark anticipated multiple restaurant uses and adequate parking has been provided to comply with the Zoning Code and there is no need for either a parking modification or a variance and approval is recommended. From Engineering, there is no report. Mr. Foulkes stated that from the Building Department, the same thing about the cooking grease. With the patio, we noted that the columns that are shown on there are substantial and will withstand a vehicle impact, however they need to be 6' on center. We need to see that there is an accessible route on the walkway between the patio and the doors. Mr. Greenberger stated that the door is offset to allow for that. You will not have to go through the patio to get in the door. Mr. Tilbert stated that from the Fire Department, this building is fully sprinklered and will

have fire suppression systems as required by the Fire Code. We do have concerns with the entrance and egress route going through the patio and our recommendation would be some type of fixed seating in this area. Mr. Greenberger stated that was okay. Mr. Kolick stated that the only place that they are concerned with is right around the entrance so if this is fixed seating here and here we are fine. Otherwise you will have a party and they are going to move a table over here and they will be blocking off the entrance. We are looking for fixed seating on both sides of the entryway. We don't care about the rest of it because that does not apply to ingress and egress. Mr. Greenberger stated that they did not have any gates because they want to keep it as an open thoroughfare. Mr. Kolick stated that we want to make sure that it doesn't get blocked up by someone moving a table over there because they want to join another party. That is why because this is the only way in and out the front, we have the emergency access out the back but this is the only way out the front. The concern is here on the patio that this is fixed seating so that they are not bringing that table over here and blocking up half of the entrance on that patio. We would rather see fixed seating, the more impediments that you put there is going to make it worse. We just have to be careful on it. On Item "b" it would be subject to Fire and Building.

AT & T: Mrs. Oprea stated that this application is for AT & T to add 3 RRH's to the existing antenna and modify the mounting system for the colocation on the existing telecommunication tower which is our water tower. From the City Planner, there are no setback issues associated with this request and approval is recommended. From Engineering, there is no report on Item "a" and on Item "b" the site plan is in approvable form. Mr. Foulkes stated that from the Building Department, it is approvable. We did receive a Removal Bond and I guess it is subject to the Law Department. Mr. Tilbert stated that from the Fire Department, there is no report. Mr. Kolick stated that one thing that was noted is there is a wrong address, it should be 18778 Royalton Road. You can act on Item "a" and you can act on Item "b". They do have to go to City Council from here because it is on City owned land. Item "c" would be subject to the receipt of the bond and it will have to go to City Council. Ms. Tworzydlo stated that included in the package was a landlord consent from Jose Hernandez from the City of Cleveland Water Department. Mr. Kolick stated that was right, you have their consent but we have to look at our lease agreements because we don't know if any of our lease agreements changed with them. We get half of the revenue because we own the land that it sits on.

Dunkin Donuts: Mrs. Oprea stated that this application is for a Conditional Use to go into the strip center where Brew Kettle is located right now. They want to occupy the corner tenant site where Entenmann's Bakery was located. On the site plan Lori noted that there were a couple of things that need to be clarified; if they are eliminating parking in two different spots, and that they should try to get two way traffic over on the

south edge of the property. From the City Planner, the Code requires 142 parking spaces for the subject site, therefore the applicant would require a variance or parking modification for 37 spaces. The improvements associated with the drive-thru, including curbing, signage, and the menu board, extend over the property line onto that adjacent property. This application will need to be scheduled for a public hearing for the Conditional Use Permit. It also requires setback variances for the drive-thru appurtenances and a parking variance. Those variances will require denial and referral of the site plan to the Board of Zoning Appeals. The traffic exiting the drive-thru facility will all need to exit the site at the northerly driveway of the adjacent property at 8301 Pearl Road. That driveway is located at the stop bar for the Wal-Mart / Home Depot traffic signal. That configuration is likely to cause significant traffic issues on Pearl Road. It is recommended that the applicant be required to submit a traffic impact analysis. Given all of the issues associated with this application, approval of a Conditional Use Permit does not appear to be appropriate. From Engineering, at this time there are the following comments; access easements will be required on PPN 395-08-009, two-way access should be provided along the south side of the building. This may require the elimination of parking spaces. It appears that existing parking spaces are to be eliminated along the east property line of PPN 395-08-017 and the south property line of PPN 395-08-009. Applicant needs to verify this. Mr. Foulkes stated that from the Building Department, we would like to see some barrier protection on the service box that is on the building that is actually at the southeast corner of the building, right adjacent to the drive-thru, the routing around the building. We would also like to see the lighting in that area of the parking lot's southeast corner because there is a patio out there and there are people walking to their cars with the traffic coming in so we would like to see that area with a photo metric. From the CPTED Officer, he notes that there is adequate natural surveillance on the North and East sides but limited views on the South and West sides. Vehicles entering the drive through could be in line on the West side of the building with little visibility by people if the traffic in the area is light in volume, especially during early morning and evening hours. Regarding Traffic Concerns he states that he feels that there is a risk for vehicular/vehicular and vehicular/pedestrian conflict. I feel that the number of private property accident reports will rise in that parking lot of the Loan Max as well as the main parking of the Dunkin Donuts and the Brew Kettle complex. I find it would be difficult for people wanting to turn left (south) onto Pearl Road to cross 2 lanes of north bound traffic as well as the turn lane. I feel that the traffic light just North of Loan Max's North drive (the proposed new exit for Dunkin Donuts drive through) would also make it difficult for people wanting the turn right (North) onto Pearl Road as north bound traffic will stack up that are waiting for the green light. Mr. Tilbert stated that from the Fire Department, we see the traffic and accessibility issues. Just to add, this building has no sprinkler system. Mr. Kolick stated that we don't have any choice but to deny it so that they can go over to the BZA but I think you are hearing reports that will be going over to BZA that this is not a good

project because of all the problems that you have there. The City Planner is against it, the Engineer is against it. The CPTED Officer says this is just not a good plan. We are already short parking there now. They are going to have to eliminate parking spaces to get some of the traffic in there, especially if it is two way traffic. This is going to be a mess where they will be coming out and basically the opinion was that they are just jamming too much onto a small site. It is not made for this site, it is going onto a second lot. It is just not a good plan but we have to turn it down. They have the right to go to BZA but, so that they know and are not surprised by it, they'll get recommendations from the administration that are against the granting of all of the necessary variances. Mayor Perciak asked the applicant if there was any other site that would work for his business. The applicant stated that the location was all about the morning traffic on the way to work. We realize that the Brew Kettle is a popular place at lunch and dinner and fortunately we are not. We looked at it and said that it is mostly going to be cars coming in in the morning. Mayor Perciak stated that Brew Kettle is moving out of there. The applicant stated that they were moving out and that they did not pick this spot because of the Brew Kettle, we picked it because it is on the way to work, so it is mostly right turn in and right turn out. Honestly if there was a no left turn sign on the exit that would be acceptable. Mayor Perciak asked if there was any other location over there, we would like to see you continue on and the one you have now is wonderful. The applicant stated that he appreciated that but there were no other spots available that they could afford but if it is not going to work then it is not going to work and we will just hope something else breaks somewhere in the future. Mr. Kolick stated that we would like to see you find another spot, there is just no way to maneuver that spot to make it work for you and we've tried. We've looked everywhere that we can with it, in order to make it work we would have to remove parking so that you could get two way traffic on that side of the building and if the Brew Kettle goes out and they will go out but they will continue to be there for about a year before they get the new building done. Even after they go out most likely there is an outside eating area there, most likely it will be some type of restaurant use and then we would be back to the same thing again. Like the Mayor says, we would like to find you another spot, this one is just too tight for what you want to do there. We hope you do a land load of business. Mayor Perciak stated that the tenants that have been in there other than the Brew Kettle, their success record has not been good. The applicant acknowledged the problems.

Catanzarite Property Management, LLC: Mrs. Oprea stated that this application is for approval of a lot split and consolidation for land located on the northwest corner of Prospect and Drake Roads. There are two existing parcels involved in this split and consolidation. The split is for 1.8279 acres from PPN 394-06-008 and attach the same to PPN 394-06-004. What will be created is consolidated Parcel AA-1: with 16.7269 acres with 480' frontage on Drake Road and Parcel BB-2 having 20.5725 acres with 200' frontage on Drake Road. From the City Planner, both of the proposed lots will

comply with the minimum acreage and frontage requirements of the Zoning Code. Approval of the lot split and consolidation is recommended subject to any comments of the City Engineer. From Engineering, the lot split and consolidation map is in approvable form. Mr. Kolick stated that what they are doing, there is a parking lot here, this is currently part of this lot, and they are cutting out the parking lot and attaching it to the lot that the building is on. There is currently parking for this but you had identical ownership and now you are no longer going to have identical ownership so all they want to do is cut out this parking lot and attach it to the building where it is at. Everything meets code. Mr. Foulkes stated that from the Building Department, there is no report. Mr. Tilbert stated that from the Fire Department, there is no report. Mr. Kolick stated that we can act on this.

Ordinance No. 2016-056: Mr. Kolick stated that this is the request for the car wash. Their original proposal showed no traffic from Whitney so everything is coming in through this way, Pearl Road, and we said, this is not going to work because you are going to jam up all the traffic here. We told them to go back and they did. They got an entrance, keep in mind we are only talking about the rezoning but we wanted to see before we rezoned it that this is workable. The traffic in and out will be coming off of Whitney Road which is much more acceptable to us to get in and out rather than trying to jam up on Pearl Road. There will still be some issues that we will have to work through on the site plan but at least we know conceptually that this will work. There will be an automatic gate that will open and allow the cars to come out and cars not to come in that way. You will have a long stacking area so you won't have to worry about that. It will come all the way around here and then out. It gets a little weird in here when you have to come in for your vacuum area and go out this way; but, again, there are not a whole lot of uses that we can do on a piece like this abutting up against the Turnpike just so you know. We would like to take a recommendation to Council. Mayor Perciak stated that the new way works. Mr. Daymut stated that it was much better. Mr. McDonald asked if a restaurant use could fit on this parcel. Mr. Kolick stated that would not work and based on the traffic and the usages we will have some tight areas for safety to get in there and I know that they have some concerns that we have to talk to them about and we might have to put a temporary gate or safety gate in there. Based on the uses that we see as possible for that site, this is probably not a bad one. We have to make sure that traffic is going to work and this is a whole lot better than what we saw before with coming in this way and back out this way. We would like to take a recommendation back to City Council.

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

Roll Call:

Members Present: Mrs. Barth
Mrs. Walker
Mr. McDonald

Mr. Stehman
Mr. Daymut
Mr. David
Mayor Perciak

Also Present:

Mr. Foulkes, Asst Bldg. Com.
Mr. Kolick, Asst. Law Dir.
Mr. Tilbert, Fire Dept. Rep,

Carol Oprea, Recording Secy.

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 March 10, 2016. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

HOT HEAD BURRITOS/ Thad Vasco, Agent

a) Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(A)(6) to allow Hot Head Burritos to utilize approximately 855 SF of space in an approved, designated area for interior eating and having a maximum seating capacity of 38 seats for property located at 13405 Pearl Road, PPN 396-10-003 zoned General Business.

b) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow Hot Head Burritos to utilize approximately 175 SF as an outdoor patio with a maximum seating of 12 for property located at 13405 Pearl Road, PPN

396-10-003 zoned General Business. **ARB Favorable Recommendation 9-8-15.*

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

Mr. Vasco – Thad Vasco, 14445 Castlereagh Lane, Strongsville, Ohio.

Mr. Spence – Brian Spence, 1278 West 9th St., Cleveland, Ohio 44113. I am in favor of the 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. Oprea.

Mrs. Oprea – Thank you Mrs. Chairwoman. From the City Planner, there is adequate parking on the site to meet the minimum requirements of the Zoning Code without the need of either a parking modification or a variance 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, there is no report on Item “a” and Item “b” is in approvable form subject to all recycled cooking grease being stored in the building or in the ground and no remote grease dumpster is permitted. We would like bollards or other barriers of sufficient strength to sustain a vehicular impact and to protect the outdoor occupants on the patio area. Also, restrooms need to accommodate the additional occupants and subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mrs. Barth – Captain Tilbert.

Captain Tilbert – Thank you Mrs. Chairwoman. From the Fire Department, this building is fully sprinkler protected. Cooking heads will have fire suppression systems as required by the Ohio Fire Code and we give conditional approval pending a final review of the submitted plans to comply with the Ohio Fire Code and the Strongsville Fire Code. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. Listening to reports here, we can act on both but both would need to be made subject to the Building Department report as read here this evening.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – 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 Hot Head Burritos to utilize approximately 855 SF of space in an approved, designated area for interior eating and having a maximum seating capacity of 38 seats for property located at 13405 Pearl Road, PPN 396-10-003 zoned General Business subject to the report of the Building Department as read this evening.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

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 1258.03(a)(3)(A)(7) and 1242.07(b) to allow Hot Head Burritos to utilize approximately 175 SF as an outdoor patio with a maximum seating of 12 for property located at 13405 Pearl Road, PPN 396-10-003 zoned General Business subject to the report of the Building Department as read this evening.

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Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

CORE LIFE EATERY/ Larry Wilson, Agent

a) Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(A)(6) to allow Core Life Eatery to utilize approximately 1364 SF of space

in an approved, designated area for interior eating and having a **maximum seating capacity of 109** seats for property located at The Commons at Southpark, PPN 396-20-005 zoned Shopping Center.

b) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow Core Life Eatery to utilize approximately 494 SF as an outdoor patio **with a maximum seating of 32** for property located at The Commons at Southpark, PPN 396-20-005 zoned Shopping Center. * *ARB Favorable Recommendation 9-8-15.*

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

Mr. Greenberger – Steve Greenberger, 786 Nautilus Trail, Aurora, Ohio and I am in favor of the Core Life Eatery.

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. Oprea.

Mrs. Oprea – Thank you Mrs. Chairwoman. From the City Planner, the development plan for the Commons at Southpark anticipated multiple restaurant uses and adequate parking has been provided to comply with the Zoning Code and there is no need for either a parking modification or a variance 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, there is no report on the Conditional Use and on the patio, it is approvable subject to again all recycled cooking grease being stored within the building or in the ground. Also on the patio any proposed masonry columns on the perimeter of the patio should be sufficient strength to sustain a vehicular impact and protect the outdoor occupants and also placed on 6 foot centers maximum. Also restrooms should be sufficient to accommodate the additional occupants and we would also like to see an accessible route at the east side of the patio and also subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mrs. Barth – Captain Tilbert.

Captain Tilbert – Thank you Mrs. Chairwoman. From the Fire Department, this building is fully sprinkler protected and cooking hoods will have fire suppression systems as required by the Fire Code. We do have concerns with the entrance and egress route going through the patio and our recommendation at this time is fixed seating. Again, we

give a conditional approval pending final review of the submitted plans that comply with the Ohio Fire Code and the Strongsville Fire Code. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. Item “a” again should be made subject to Building if approved. Item “b” should be made subject to Building and the Fire Department reports. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – 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 Core Life Eatery to utilize approximately 1364 SF of space in an approved, designated area for interior eating and having a **maximum seating capacity of 109** seats for property located at The Commons at Southpark, PPN 396-20-005 zoned Shopping Center subject to the Building Department report as read here this evening.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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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 1258.03(a)(3)(A)(7) and 1242.07(b) to allow Core Life Eatery to utilize approximately 494 SF as an outdoor patio with a **maximum seating of 32** for property located at The Commons at Southpark, PPN 396-20-005 zoned Shopping Center subject to the Building and Fire Department reports as read here this evening.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATIONS:

AT & T / Laura Tworzydlo, Agent

- a) Certificate of Appropriateness for the Site Plan for the addition of three (3) RRH's to the existing antenna and modifications to the mounting system for the AT & T co-location on the existing water tower located at 18778 Royalton Road, PPN 396-10-014 zoned Public Facility.
- b) Determination that the proposed modification does not substantially change the physical dimensions of the water tower or base station for the facility located at 18688 Royalton Road, PPN 396-10-014 zoned Public Facility.
- c) Site Plan approval for the addition of three (3) RRH's to the existing antenna and modifications to the mounting system for the AT & T co-location on the existing water tower located at 18688 Royalton Road, PPN 396-10-014 zoned Public Facility.

Mrs. Barth – Item Number Three, AT & T, please step forward and state your name and address for the record.

Ms. Tworzydlo – Laura Tworzydlo, 4100 Wallings Road, North Royalton, Ohio.

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

Mrs. Oprea – Thank you Mrs. Chairwoman. From the City Planner, there are no setback issues associated with this request and approval is recommended. From Engineering, there is no report on Item “a” and on Item “b” the site plan is in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

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

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. You can act on Item “a” and you can act on Item “b”. Item “c” we can act on subject to confirmation of the Removal Bond and then if these are approved it would need to be forwarded to City Council for final action. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Certificate of Appropriateness for the Site Plan for the addition of three (3) RRH's to the existing antenna and modifications to the mounting system for the AT & T co-location on the existing water tower located at 18778 Royalton Road, PPN 396-10-014 zoned Public Facility.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Determination that the proposed modification does not substantially change the physical dimensions of the water tower or base station for the facility located at 18778 Royalton Road, PPN 396-10-014 zoned Public Facility.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval for the addition of three (3) RRH's to the existing antenna and modifications to the mounting system for the AT & T co-location on the existing water tower located at 18778 Royalton Road, PPN 396-10-014 zoned Public Facility subject to the receipt of the Removal Bond.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

DUNKIN DONUTS/ Elizabeth Eaken, Agent

a) Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(A)(6) to allow Dunkin Donuts to utilize approximately 2,550 SF of space in an approved, designated area for interior eating for property located at 8367 Pearl Road, PPN 395-08-009 and 017 zoned General Business.

b) Site Plan approval for the addition of a drive-thru bump out on the north side of the existing plaza located at 8367 Pearl Road, PPN 395-08-009 and 017 zoned General Business.

Mrs. Barth – Item Number Four, Dunkin Donuts, please step forward and state your name and address for the record.

Ms. Eaken – Elizabeth Eaken, DS Architecture, 136 North Water Street, Independence.

Mr. Bloom – Ken Bloom, Dunkin Donut Franchisee, 2595 Center Road, Hinckley, 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 Code requires 142 parking spaces for the subject site, therefore the applicant would require a variance or parking modification for 37 spaces. The improvements associated with the drive-thru, including curbing, signage, and the menu board, extend over the property line onto that adjacent property. This application will need to be scheduled for a public hearing for the Conditional Use Permit. It also requires setback variances for the drive-thru appurtenances and a parking variance. Those variances will require denial and referral of the site plan to the Board of Zoning Appeals. The traffic exiting the drive-thru facility will all need to exit the site at the northerly driveway of the adjacent property at 8301 Pearl Road. That driveway is located at the stop bar for the Wal-Mart / Home Depot

traffic signal. That configuration is likely to cause significant traffic issues on Pearl Road. It is recommended that the applicant be required to submit a traffic impact analysis. Given all of the issues associated with this application, approval of a Conditional Use Permit does not appear to be appropriate. From Engineering, at this time there are the following comments; access easements will be required on PPN 395-08-009, two-way access should be provided along the south side of the building. This may require the elimination of parking spaces. It appears that existing parking spaces are to be eliminated along the east property line of PPN 395-08-017 and the south property line of PPN 395-08-009. Applicant needs to verify this. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, we would like to see some barrier protection on the electrical service that is on the building that is actually the southeast corner of the building, right adjacent to the drive-thru, the routing around the building. We would also like to see the lighting in that area of the parking lot's southeast corner because there is a patio out there and there are people walking to their cars with the traffic coming in so we would like to see that area with a photo metric. From the CPTED Officer, he notes that there is adequate natural surveillance on the North and East sides but limited views on the South and West sides. Vehicles entering the drive through could be in line on the West side of the building with little visibility by people if the traffic in the area is light in volume, especially during early morning and evening hours. Regarding Traffic Concerns he states that he feels that there is a risk for vehicular/vehicular and vehicular/pedestrian conflict. I feel that the number of private property accident reports will rise in that parking lot of the Loan Max as well as the main parking of the Dunkin Donuts and the Brew Kettle complex. I find it would be difficult for people wanting to turn left (south) onto Pearl Road to cross 2 lanes of north bound traffic as well as the turn lane. I feel that the traffic light just North of Loan Max's North drive (the proposed new exit for Dunkin Donuts drive through) would also make it difficult for people wanting the turn right (North) onto Pearl Road as north bound traffic will stack up that are waiting for the green light.

Mrs. Barth – Captain Tilbert.

Captain Tilbert – Thank you Mrs. Chairwoman. From the Fire Department, we have the same report as the CPTED Officer. We are concerned with traffic and accessibility issues. I would also like to add that this building is not sprinklered and has no fire alarm system. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. Procedurally we don't have any choice but to deny this because it requires variances. As I noted in Caucus, both our City Planner, our City Engineer, and CPTED Officer are not in favor of the project. Not because of your particular use but where you are attempting to locate it. There are parking problems, traffic flow problems, traffic safety problems, setback issues, multiple parcels involved and Police safety issues all with what the applicant is proposing to do and they did ask that if this does proceed to the BZA that those comments be forwarded to the BZA. At this point you would table Item "a" and we would have to deny Item "b". Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval for the addition of a drive-thru bump out on the north side of the existing plaza located at 8367 Pearl Road, PPN 395-08-009 and 017 zoned General Business.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Nays

DENIED

Mrs. Barth – We are tabling Item "a" and we are referring you to the BZA for April 13th on Item "b".

CATANZARITE PROPERTY MANAGEMENT, LLC/ Tim Dean Agent

Parcel Split and Consolidation of PPN's 394-06-004 and 008 located at 21160 Drake Road zoned General Industrial.

Mrs. Barth – Item Number Five, Catanzarite Property Management, please step forward and state your name and address for the record.

Mr. Dean – Tim Dean, 13000 Darice Parkway, Strongsville, Ohio. Here for parcel split and consolidation of PPN 394-06-004 and 008.

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

Mrs. Oprea – Thank you Mrs. Chairwoman. From the City Planner, both of the proposed lots will comply with the minimum acreage and frontage requirements of the Zoning Code. Approval of the lot split and consolidation is recommended subject to any comments of the City Engineer. From Engineering, the lot split and consolidation map 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 this evening. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel Split and Consolidation of PPN's 394-06-004 and 008 located at 21160 Drake Road zoned General Industrial.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2016-056

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 9200 PEARL ROAD IN THE CITY OF STRONGSVILLE FROM R-RS (RESTAURANT-RECREATIONAL SERVICES) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION (PPN 395-03-006), AND DECLARING AN EMERGENCY.

Mrs. Barth – Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. This is the proposed rezoning so that we can look at a car wash on that site behind the McDonalds at Whitney and Pearl. You will recall that we got this previously from Council but we asked the applicant to take another look at it so that before we looked at considering rezoning it, we wanted to make sure that the traffic flow would work at least from a conceptual standpoint. They brought us in a plan that at least conceptually will work. Understand it is not a final site plan. There will be items that will need to be worked out but we can move it on for the rezoning request here tonight. You are in a position to act on it and give a recommendation to Council. Thank you.

Mrs. Barth - ORDINANCE NO. 2016-056. 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 9200 Pearl Road in the City of Strongsville from R-RS (Restaurant-Recreational Services) classification to MS (Motorist Service) Classification (PPN 395-03-006), and declaring an emergency.

Mr. McDonald – Move to give favorable consideration.

Mrs. Walker – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call:	Mrs. Barth	Aye	
	Mr. McDonald	Nay	
	Mrs. Walker	Aye	
	Mr. David	Aye	
	Mr. Daymut	Nay	
	Mr. Stehman	Aye	
	Mayor Perciak	Aye	APPROVED

Mrs. Barth – Mr. Daymut, you have a favorable recommendation to take back to City Council.

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.

Charlene Barth, Chairwoman

Carol M. Oprea 

Carol M. Oprea, Recording Secretary

Approved