

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 28, 2016

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, April 28, 2016 at 7:30 p.m.**

Present: Planning Commission Members: Greg McDonald, Chairman, Mary Jane Walker, Brian David and Thomas Stehman; Mayor Thomas P. Perciak; City Council Representative, Michael Daymut; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, and Fire Department Representative, Randy French.

The following was discussed:

AMERICAN TOWER: Mrs. Daley stated that this application is to replace three antennas on the existing tower at the top of the hill at 18900 Boston Road. From the City Planner, everything there is existing and they are just swapping out the antenna so approval is recommended. From Engineering it is in approvable form. From the Building Department the plans are in approvable form we just need to make sure that the Removal Bond is in order. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission could act on Item "a" and Item "b" can be approved subject to the removal bond.

OUTLOT AT THE GREAT ESCAPE PLAZA: Mrs. Daley stated that this is the revised site plan for the Great Escape Plaza. They moved the building back about 15 feet. They are restricted here because there is an existing storm sewer easement and he did talk to his client about rotating the building but it just wasn't going to work that way so they pushed it back as far as they could. It is a little bit more in line with that Verizon building. It still will require variances. The City Planner did not feel that the variances were excessive now that they moved it back. Mr. Daymut asked if they were going to have a sign on Rt. 82. Mrs. Daley stated that they would not. This is the existing sign that is there right now. They have reduced the size of the building and revised the site plan in order to minimize the required variances. From the City Planner there are 5 areas of non-conformance. This is zoned Shopping Center so with that they will need a Minimum Front yard Building Setback, 200 feet off the centerline and they are indicating only 115 feet from Royalton Road; Minimum Side Yard Setback is 50 feet and they are indicating 14.8 feet on the east side; Minimum Restaurant Parking Setbacks on the front is 40 feet and they are indicting 25 feet; on the side 10 feet is required and they are indicating 0 feet. Off Street Parking they are required 279 parking spaces and are indicating 277 spaces. From Engineering the final plat will need to show the existing traffic signal easement at the southwest corner of the split parcel. On the plans, the cross easements for access and utilities will be required. Final engineering plans conforming to the City's standards will need to be submitted for final approval.

Additional comments will be provided as the final plans are developed. From the Building Department the dumpster enclosure needs to be masonry and a review in accordance with the Ohio Building Code. Mr. French stated that from the Fire Department the Strongsville Fire Code requires a knock box on all new construction. Mr. Kolick stated that Item "a" will be tabled until such time as the BZA grants the variances on the site plan. You will need to deny the site plan so that they can go to the BZA.

MILLS BUSINESS PARK: Mrs. Daley stated that this site plan is for a new multi-tenant industrial building. It is going in on Foltz where the baseball diamonds are. The proposed building is 185,210 square feet. The site plan anticipates two buildings with a central truck loading area with docks facing each other. The entrances to the buildings are on the north and south sides of the two buildings. There will be three drives coming in off Foltz, the center drive will be where all the loading areas are going to be for both buildings so that will be contained within the two so you are not really going to see those too much from the street so it will be nice. They do have access all the way around the building as well. Storm water management basins are indicated in the front setback area. With Phase I is the 185,000 SF building on the south and both detention basins, the parking and the drive with the loading docks. From the City Planner the proposed building conforms with all of the setback and area requirements and there is ample parking for the intended use. From Engineering the plans are in approvable form subject to minor revisions to be submitted by the applicant's engineer. From the Building Department the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. Mayor Perciak asked what was going into the building. The applicant stated that they were in talks with a local company that was already in Strongsville but that he was under confidentiality so he was not able to say the name. Mayor Perciak asked how many employees. The applicant stated that the first tenant has possibly 60 employees and the second tenant is about 50,000 SF and they have 15 employees. Mayor Perciak asked if these would be distribution centers. The applicant stated that it would be primarily and some light assembly. Mr. McDonald asked if there would only be 2 tenants in that building. The applicant stated that they would have 30,000 SF left for a final tenant and that would fully occupy the entire building. Mr. McDonald stated that 75% is to these two tenants. The applicant stated that they were under negotiations. Mayor Perciak asked who was constructing the buildings. The applicant stated that they had not signed a contractor yet. Mr. McDonald asked what the timing of Phase II would be. The applicant stated that he did not know that right now but ideally next year. Mayor Perciak stated that the City has had headaches with this type of situation in the past. We really through the recession had our hands full with this type of structure and this type of building where thank God we were able to take current distribution centers, warehouse centers and convert them into manufacturing centers otherwise we would have had a flood of these things here in town. Let's just take Vitamix, that was 350 jobs and it was put into a building similar to

this. We could take AkzoNobel or HDI Landing Gear, I just don't know today with the way everything is, next day delivery, same day delivery, how many people are going to tie up millions of dollars and inventories for distribution centers. What we don't want is buildings standing and under these new proposed laws by Ohio, until they are occupied they can't be properly taxed for school purposes or for any purposes. Then we put up these big buildings in and then we have 15 employees in them, this is not good. The applicant stated that as far as the building construction goes, it is flexible, it is used for distribution but it can be used for other uses. With a 32 foot single load for the docks we found that the front will have some office components for support for the operations but it can be converted office, it can be light manufacturing, the way it is built it is a very flexible building. We have found that this is a pretty common building for us and we have found that it suits multiple uses so it is not pigeon holed. Right now the demand is pretty high for this type of product. Mr. McDonald asked who is "us". The applicant stated that it was Scannell Properties and that they are a national developer out of Indianapolis which is our headquarters. Mayor Perciak stated that he was sure that they did all their research or I would hope you had with all the demographics and all the studies but I don't look in favor of this type of situation because in the past we were stuck with empty facilities and in the downturn that caused us a lot of grief here. I have mixed emotions on this, I really do, I am going to follow the law and do what the law says but I have mixed emotions on this one. I will follow what the Law Director states that I have to do but our experience has not been the best. I am just being honest. Mr. French stated that from the Fire Department for the site plan, we like that it has full circulation all the way around the building. It does have numerous hydrants spaced properly around the buildings. They would also need a knox box. Mr. Kolick stated to the Commission that they meet all the requirements, we have the signed Performance Standards, we are only acting on Phase I here tonight so you are in a position to approve it, ARB gave it a favorable recommendation and any approval needs to be made subject to Engineering.

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

Roll Call:

Members Present: Mr. McDonald
Mrs. Walker
Mr. Stehman
Mr. Daymut
Mr. David
Mayor Perciak

Also Present: Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.
Mr. French, Fire Dept. Rep,

Carol Oprea, Recording Secy.

MOTION TO EXCUSE:

Mrs. Walker - Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker - I move to excuse Mrs. Barth 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 April 14, 2016. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

AMERICAN TOWER/ Katelyn McKinley, 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 18900 Boston Road, PPN 397-26-001 zoned R1-75.

b) Site Plan approval for the addition of three (3) new 700/1900 LTE antennas to the AT & T co-location on the existing cell tower located at 18900 Boston Road, PPN 397-26-001 zoned R1-75.

Mr. McDonald – Item Number Five, American Tower, please step forward and state your name and address for the record.

Ms. McKinley – Katelyn McKinley, 6095 Marshalee Drive, Elridge, Maryland 21075

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, since this is a simple antenna replacement on an existing tower, there will be no visual impact on the surrounding properties. Approval is recommended. From Engineering the plans are in approvable form. From the Building Department the plans are in approvable form subject to confirmation by the Law Department that the Removal Bond for \$25,000.00 is in order and a plan review in accordance with the Ohio Building Code. Thank you.

Mr. McDonald – Mr. French.

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

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. On Item “a” we are in a position to act on it. On Item “b” if approved should be made subject to the receipt of the appropriate bond. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for American Tower.

Mrs. Walker - Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Determination that the proposed modification does not substantially change the physical dimensions of the tower or base station for the facility located at 18900 Boston Road, PPN 397-26-001 zoned R1-75.

Mr. David – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mrs. Walker - Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker - I move to give favorable consideration for Site Plan approval for the addition of three (3) new 700/1900 LTE antennas to the AT & T co-location on the existing cell tower located at 18900 Boston Road, PPN 397-26-001 zoned R1-75, subject to receiving the Removal Bond.

Mr. David – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

OUTLOT AT THE GREAT ESCAPE PLAZA/ Dan Neff, Agent

a) Parcel Split of PPN 396-14-011 for property located at 17200 Royalton Road zoned Shopping Center.

b) Site Plan approval of a 2,000 SF drive thru restaurant for property located at 17200 Royalton Road, PPN 396-14-001 zoned Shopping Center.

Mr. McDonald – Item Number Six, Outlot at The Great Escape Plaza, please step forward and state your name and address for the record.

Mr. Plautz – Jeff Plautz, Neff & Associates, 6405 York Road, Parma Hts., Ohio 44130.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there are four areas of non-conformance with the Shopping Center District Zoning Code. That is the Minimum Front yard Building Setback, 200 feet off the centerline and they are indicating only 115 feet from Royalton Road so they need an 85 foot variance; Minimum Side Yard Setback is 50 feet and they are indicating 14.8 feet on the east side so a 35.4 foot variance would be required; Minimum Restaurant Parking Setbacks on the front is 40 feet and they are indicating 25 feet; on the side 10 feet is required and they are indicating 0 feet so variances of 15 feet and 10 feet respectively. Off Street Parking they are required 279 parking spaces and are indicating 277 spaces so there is a 2 space deficit. From Engineering the final plat will need to show the existing traffic signal easement at the southwest corner of the split parcel. On the site plan, we will need cross easements for access, egress and utilities will be required. Final engineering plans conforming to the City's standards will need to be submitted for final approval. Additional comments will be provided as the final plans are developed. From the Building Department Item "a" there is no report and Item "b" is in approvable form subject to masonry materials used for the dumpster enclosure and a plan review in accordance with the Ohio Building Code. Thank you.

Mr. McDonald – Mr. French.

Mr. French - Thank you Mr. Chairman. From the Fire Department, the plans are in approvable form subject to a final review of the submitted plans to comply with the Ohio Fire Code and the Strongsville Code. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. On Item "a" ultimately as your aware, if that gets approved and it won't be tonight, it will be with no curb cut on Rt. 82 and no signage on Rt. 82. For tonight, Mr. Chairman we will need to table Item "a". Item "b" will need to be denied because of the variances and we will need to see the cross easements on that parcel at the time but all we can do is table Item "a" today and we will need to deny Item "b" so that they can proceed to the Board of Zoning Appeals. Thank you.

Mr. McDonald – Are there any questions or comments? We will table Item "a" and I would entertain a motion for Item "b" on the Outlot at the Great Escape Plaza.

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 drive thru restaurant for property located at 17200 Royalton Road, PPN 396-14-001 zoned Shopping Center.

Mr. David – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Nays DENIED

MILLS BUSINESS PARK / Matt Weber, Agent

Site Plan approval of a 185,000 SF multi-tenant building for property located at 14720 Foltz Parkway, PPN 393-01-008 & 010 zoned General Industrial. **ARB Favorable Recommendation 4-12-16.*

Mr. McDonald – Item Number Seven, Mills Business Park, please step forward and state your name and address for the record.

Mr. Weber – Matt Weber, 2555 Hartville Rd., Rootstown, 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 proposed building conforms with all the setback and area requirements for the GI Zoning District. From Engineering the plans are in approvable form subject to some minor revisions that were submitted to the applicants engineer and he is working on those. From the Building Department the plans are in approvable form subject to a review in accordance with the Ohio Building Code. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, the plans are in approvable form subject to our final review of submitted plans that comply with the Ohio Fire Code and the Strongsville Fire Code. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Any approval that is forthcoming should be made subject to the Engineering Report as read this evening. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Mills Business Park.

