

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

May 14, 2015

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, May 14, 2015 at 7:45 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, 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:

GOODWILL: Mrs. Daley stated that this is the application on Knowlton across from the Giant Eagle. They did have some variances that they needed and they went to the BZA and those variances were granted. They are showing a screen wall along the western edge of the property between the apartments and them. They made the changes that the Fire Department requested with their hookup and also striping off an area for them. took out parking space but they still have enough parking spaces. The City Planner had no issues with this and from Engineering it is in approvable form. Mr. French stated that they had good hydrant location there. Mrs. Barth asked about the screening for the apartments. Mrs. Daley stated that it was a masonry wall. Mr. Modic showed the wall on the plans and stated that it was 6 foot tall. Mrs. Bath asked if there would be trucks using the rear of the building. Mr. Modic stated that yes, there would be trucks back there and that there was another screen wall at the loading dock. Mayor Perciak stated that there was the same issue at Marc's and that there was a masonry wall there. Mr. Kolick stated that there was a 6 foot wall at Marc's and that was sufficient. Mr. Maloney stated that there were no windows on the apartment building where the end of it was facing the back of this. Mr. Foulkes stated that from the Building Department they had asked for an accessible walkway which they brought in across Knowlton. The only note that we would have is that the rooftop units need to be screened which I believe they are. Mr. French stated that there was good circulation around the building. The last time the fire connection was shown elsewhere and they can't do anything about the islands, which are not ideal but they have no control over them but they did move the vault over here to a more acceptable location. We met with them and that is why they striped off this area in the parking lot for no parking. Yes, there is a hydrant within 300 foot of all areas of the building. They will still need a knox box per the Strongsville Fire Code. Mr. Kolick stated that he had received all the cross easements that were required both for access and storm drainage and the Commission is in a position to act on it tonight. ARB gave favorable recommendation.

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DUNKIN DONUTS: Mrs. Daley stated that this application which is proposed on Route 82 close to 130th, actually the parcel which is adjacent to Mike O'Donnell's piece on the north side. It did go through a rezoning process and is now zoned R-RS which is appropriate for this. They do need some variances. This is a tight site to begin with and because of the setbacks off of Route 82, they are going to require a couple of variances. They were able to push their building back so there are no variances required for that. It will just be on the parking in the front. It will require an 8 foot parking variance out front. The number of parking spaces, 31 spaces are required and they are showing 26 spaces so they are 5 short there. The dimensions on the parking, 62 feet is required and 60 feet is indicated which should not be an issue with the arrangement of the parking. They will have to go to the BZA for those three items. From Engineering, we will just need the final plans. I will have Carol mail you a check list with your letter. The one thing that we were looking at was this eastern most drive, we might want to consider just a right out instead of having a full access out because you do have the other drive further to the west which is further away from this intersection, just to make it safer. Mrs. Barth asked if they would have to cross Route 82. Mr. Kolick stated that they would have to cross all those lanes to get into the other lane. Mrs. Daley stated that we could make this a right out only, that way it just pushes the cars further away from that intersection to turn left to get out of there and will make it safer. Ms. Eaken asked if that would still enable full access in. Mrs. Daley stated that in is okay and that she felt that you would have to have the in from both directions because of the way the striping is here. Mr. Kolick asked if there were sidewalks there. Mrs. Daley stated that there were sidewalks there. Mr. Foulkes stated that from the Building Department they would like to see the sidewalks shown on the plan and they needed to see public access to the entrance. The dumpster is not clear whether it is a masonry enclosure but we suggest that it be made to match the building, also we need to see a photometric study for the lighting and the screening of the HVAC units. Mr. French stated that there is a hydrant in the front of the building. It is not sprinkler protected and does not have to be. We have circulation around the building and we require a knox box for new construction per the Strongsville Fire Code. Mr. Kolick asked about hood systems and grease containment. Mr. French stated that they do not have a hood suppression system and it is not required. They have a hood system over their cooking appliances which is like a sealed convection and it is not putting out any grease. Mr. Foulkes stated that they do not have any recycled grease and it complies with Code. Mayor Perciak asked if the product comes in prepared. The representative stated that was correct. Mr. Kolick stated that it would need to be denied tonight to send it to BZA for the variances and they can work with the administration to get the other items worked out.

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

Roll Call:

Members Present: Mrs. Barth

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Mrs. Walker
Mr. McDonald
Mr. David
Mr. Stehman
Mr. Maloney
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.

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 April 23, 2015. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

GOODWILL/ Tim Dean, Agent

Site Plan approval of a 15,500 SF Goodwill Store to be located at 16180 Pearl Road, PPN 393-31-009 and 010 zoned General Business. *ARB Favorable Recommendation 3-3-15. *BZA Variance Granted 4-22-15.

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

Mr. Dean – Tim Dean, 13000 Darice Parkway, Strongsville, 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 included a screen wall along the western property line to block headlights and provide privacy for the adjacent apartment building. The Board of Zoning Appeals also granted the required variances on April 22, 2015. 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, plans are approvable subject to screening of the roof top units and a plan review in accordance with the Ohio Building Code. I would also like to note that ARB gave this favorable recommendation on 3-3-15. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department we met with the applicant and we worked out the relocation of the fire department connection in the fire vault to a more satisfactory area as it is shown on the current plan. Strongsville Fire Code requires a knock box on the building for emergency access. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We have the filed cross easements for access to storm drainage and you are in a position to act on this this evening.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval of a 15,500 SF Goodwill Store to be located at 16180 Pearl Road, PPN 393-31-009 and 010 zoned General Business.

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Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mayor Perciak – When are you going to take down the old building?

Mr. Dean – Once they finish up their plans and get things in order so I would say either July or August.

DUNKIN DONUTS/ Elizabeth Eaken, Agent

Site Plan approval of a 2,525 SF Dunkin Donuts to be located at 13621 Royalton Road, PPN 398-29-019 zoned R-RS.

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

Ms. Eaken – Elizabeth Eaken, DS Architects, 136 N. Water St., Kent, 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, there are three areas of nonconformance with the R-RS zoning district; that is the minimum parking setback, required is 75' from the centerline and they are showing 69.33' from the centerline. The minimum parking space dimensions, required is 62' curb to curb and they are showing 60' curb to curb. The minimum off-street parking spaces, required is 31 and they are proposing 26. Those 3 variances would need to be granted. From Engineering we will just need final plans. We will supply a checklist to the applicant to aid in their design. Also as discussed in Caucus, the eastern most drive, we can revise that to a right turn out only and the full access in is permitted. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, we would like to see the following implemented on the plan submittal; that public sidewalk shown on the plan and also public access from that to the front entrance of the building. We would also like to see a photometric study of the parking area on the property, also a rooftop HVAC location and screening of those units on the roof and the details of the dumpster enclosure which we suggest to be masonry to match the building. Thank you.

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Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, the site plan is in approvable form subject to final review of submitted plans which comply with the Ohio Fire Code and Strongsville Fire Code and a knox box on the exterior of the building for emergency access which is required by the Strongsville Fire Code. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. As a result of the variances we will need to deny this so that they can proceed to the Board of Zoning Appeals. 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 of a 2,525 SF Dunkin Donuts to be located at 13621 Royalton Road, PPN 398-29-019 zoned R-RS.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Nays

DENIED

Mrs. Barth – We have one other business before us tonight, today is Dan Kolick's birthday.

The Commission said Happy Birthday to Mr. Kolick.

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.

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Charlene Barth, Chairman

Carol M. Oprea 

Carol M. Oprea, Recording Secretary

Approved