

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

May 26, 2016

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, May 26, 2016 at 7:30 p.m.**

Present: Planning Commission Members: Charlene Barth, Chairwoman, Gregory McDonald, Mary Jane Walker, Thomas Stehman and Bryan 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:

AT & T: Mrs. Daley stated that this application is for the removal and replacement of three antennas and an antenna mount on the existing monopole on the south side of Rt. 82 behind the Holiday Inn site. From the City Planner there are no zoning setback issues associated with this request. There will be no visual impacts as the tower and antenna will look virtually the same after installation of the proposed replacement equipment and approval is recommended. From Engineering there is no report on Item "a" and Item "b" is in approvable form. Mr. Foulkes stated that from the Building Department stated that there was no report. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter and that it would need to be forwarded to City Council.

ALTENHEIM PROPERTIES: Mrs. Daley stated that this application is a lot consolidation for Altenheim. They are consolidating two of their parcels and cleaning that up so that when they come in for their building expansion they will be all set for that. From the City Planner, it meets all the zoning requirements. From Engineering it is in approvable form. Mr. Foulkes stated that from the Building Department that there was no report. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter.

PINE LAKES VILLAGE: Mrs. Daley stated that this application is for the next phase of Pine Lakes connecting up these two sub-streets. They have it graded out, all clusters, 20 clusters. From the City Planner there were no issues, it complies with their previously approved overall development plan. It meets all the zoning requirements. From Engineering there are a couple of items that we need. They are working on revised plans, they need their EPA permits and their Storm Water Pollution Prevention Plan. The other item on here is for the sign that is going in right on this space here. That is common area between the single family and the beginning of the clusters. Mayor Perciak asked Mr. Daymut if he had any problems with the signage. Mr. Daymut stated that he did not but there was a letter from a resident regarding some screening

there. I am not so sure how it affects it. It is on the northeast side. Is there an easement there? Mr. Kolick stated that there was a 10 foot common strip on the ends there. Mrs. Daley stated that this is the only access back to their common property so they really can't block that off. Mrs. Daley stated that on the sign, the only comment is that they need to move it out of the utility easement and they agreed to do that in the ARB. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that Item 3, we have the Covenant and Deeds adding it to the overall and their new association so those are in place. Item 3 needs to be made subject to Engineering for those items that Lori was talking about, including marking the plat that is common area. This was part of the overall recreation so that all will be included within here. The tax split map, you can act on as we have it. The signage should be made subject to Engineering because they have to move it out of the utility easement.

AT & T: Mrs. Daley stated that this is to add a backup generator in the fenced in compound right here at the water tower so we have no issues with that. Mr. Foulkes stated that there was no report on Item "a" or "b". On Item "c" we want the language of the Removal Bond confirmed by the Law Department and we want to make sure that the decibel level is within code which states no more than 65 decibels. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that this should be made subject to the Building Department report. This would also need to go to City Council.

MITCHELL'S: Mrs. Daley stated that this application is for a new free standing building going in right over here on the Commons as part of all of the redevelopment there on the corner. This one is going to be right on Westwood next to the drive that goes back to the apartments. From the City Planner, there are some areas of non-compliance with the Zoning Code. The lot width, the front building setback, they are going to move it forward just like they did to the buildings on Pearl Road. The side yard parking setback, rear parking setback and the number of parking spaces. They do have already, cross easements and parking easements with the whole Westwood Commons. Mr. McDonald asked how big the parking variance was. Mrs. Daley stated that they have 16 spaces proposed and required is 36 parking spaces, there is a deficit of 20 parking spaces but the City Planner is looking just on this parcel, they have the parking that is just across from the property line here that they have an agreement with Westwood Commons. Mr. Kolick stated that there was a significant amount of variance for parking on there but they have the right to use these parcels in Westwood Commons. That should not be a problem since they have the use of those parking spaces. We have to deny the site plan so that they can go to the Board of Zoning Appeals and get those necessary variances. It is a procedural thing. Mr. Foulkes stated that from the Building Department they would like to confirm that there is sufficient protection around the

patios with bollards or equivalent. Mr. Mitchell asked if boulders were okay. Mr. Foulkes stated that they would look at whatever proposals there are sufficient to prevent the vehicles from coming through. Mr. Kolick stated that they commonly are 6 feet off center and they must be strong enough so that a vehicle can't push them over then we can probably work with something like that. You bring something in and we will look at it. Some people do planters. Mr. French stated that there is no report from the Fire Department. Mr. Kolick stated that the Commission would need to table Item "a" and Item "b" would need to be denied to go to the BZA.

The meeting was called to order at 8:00 PM by the Chairman, 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.
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 28, 2016. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

AT & T/ Laura Tworzydlo, 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 15639 Royalton Road, PPN 399-02-005 zoned Public Facility.

b) Site Plan approval for the removal and replacement of 3 antennas, 3 RRH's, 1 DC6 sure protection unit and 2 DC power trunks for the AT & T co-location on the existing tower located at 15639 Royalton Road, PPN 399-02-005 zoned Public Facility.

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

Mrs. Tworzydlo – Laura Tworzydlo, 4100 Wallings 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 there are no zoning setback issues associated with this request and there will be no visual impacts and approval is recommended. From Engineering there is no report on Item “a” and on 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 confirmation of the Law Department that the Removal Bond for \$25,000.00 is in order and also in accordance with 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.

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Mr. Kolick – Thank you Mrs. Chairwoman. We can act on Item “a” and Item “b” subject to the confirmation of the Removal Bond and if approved here tonight this would need to go to City Council.

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 Determination that the proposed modification does not substantially change the physical dimensions of the tower or base station for the facility located at 15639 Royalton Road, PPN 399-02-005 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 removal and replacement of 3 antennas, 3 RRH’s, 1 DC6 sure protection unit and 2 DC power trunks for the AT & T co-location on the existing tower located at 15639 Royalton Road, PPN 399-02-005 zoned Public Facility subject to the confirmation of the Removal Bond.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

ALTENHEIM PROPERTIES, INC/ Dave Button, Agent

Parcel consolidation of PPN's 397-01-006 and 012 located on Pearl and Shurmer Roads, zoned Public Facility and SR-1.

Mrs. Barth – Item Number Two, Altenheim Properties, Inc., please step forward and state your name and address for the record.

Mr. Button – Dave Button, 6055 Rockside Woods Blvd., Suite 200, Cleveland, Ohio 44131.

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 combined parcel would have frontage on both Shurmer Road and Pearl Road and would contain approximately 15.8 acres and approval is recommended. From Engineering the consolidation plat is in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. There is no report from the Building Department. 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 Altenheim.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel consolidation of PPN's 397-01-006 and 012 located on Pearl and Shurmer Roads, zoned Public Facility and SR-1.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

PINE LAKES VILLAGE Subdivision, Phase 6D / Scott Goldberg, Principal

Final Cluster Subdivision Plan approval of Phase 6D consisting of 20 detached cluster sublots into the Pine Lakes Village SFD & CD Subdivision, PPN 398-23-019 zoned R1-75. *ARB recommendation on 4-12-16.

PINE LAKES VILLAGE Subdivision, Phase 6D / Scott Goldberg, Principal

Tax Split Map approval for Phase 6D of the Pine Lakes Village Cluster Area consisting of 20 detached units located within the Pine Lakes SFD & CD Subdivision, PPN 398-23-019 zoned R1-75.

THE RESERVE AT PINE LAKES VILLAGE/ Scott Goldberg, Principal

Final Site Plan approval for a masonry Subdivision Entranceway Monument Sign and landscaping to be located at the Glenbrook Drive entrance to Phase 6D, PPN 398-23-019 zoned R1-75. *ARB favorable recommendation on 4-12-16.

Mrs. Barth – Item Number Three, Four and Five, Pine Lakes Village, please step forward and state your name and address for the record.

Mr. Goldberg – Scott Goldberg, 5866 Broadview Road, Cleveland, Ohio 44134.

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 proposed 20 cluster lots are consistent with the previously approved overall development plan for Pine Lakes Village. The proposed cluster lots comply with the minimum frontage and minimum building separation requirements of the Zoning Code and they also meet the minimum open space requirements and approval is recommended. On the monument sign from the City Planner approval is also recommended. From Engineering on the plans, the plans are in approvable form subject to a review of the revised plans that the applicant's engineer is working on, their submittal of the Ohio EPA permits and Cleveland Water Department approval and submittal of a Storm Water Pollution Prevention Plan Binder. From Engineering, the Tax Split Map is in approvable form and on Item 5, the Sign is in approvable form subject to moving that sign back outside of the utility easement. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, there is no report on the final cluster subdivision. On the Tax Split Map, there is no report. On the final sign approval there is no report subject to issuance of a permit. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, there is no report on Items 3, 4 and 5. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. On Item 3, they are part of the original recreation so they are not required to post any further recreation amounts. We received and approved the amendment joining them to the overall covenant and deeds. We have received and approved a new Article of Incorporation for the smaller association and have received and approved the Covenant and Deeds for that cluster association as well. Item 3, if approved would need to be made subject to Engineering. Item 4 is in approvable form and you can act on it. Item 5 if approved would need to be made subject to moving the signage outside of the utility easement as reported through Engineering this evening. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Final Cluster Subdivision Plan approval of Phase 6D consisting of 20 detached cluster sublots into the Pine Lakes Village SFD & CD Subdivision, PPN 398-23-019 zoned R1-75 subject to the Engineering report.

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 Tax Split Map approval for Phase 6D of the Pine Lakes Village Cluster Area consisting of 20 detached units located within the Pine Lakes SFD & CD Subdivision, PPN 398-23-019 zoned R1-75.

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 Final Site Plan approval for a masonry Subdivision Entranceway Monument Sign and landscaping to be located at the Glenbrook Drive entrance to Phase 6D, PPN 398-23-019 zoned R1-75 subject to the Engineering report.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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AT & T / Hunter Barrett, Agent

- a) Certificate of Appropriateness for the Site Plan for the addition of a 4 X 10 backup generator to be added to the existing fenced compound for 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 18778 Royalton Road, PPN 396-10-014 zoned Public Facility.
- c) Site Plan approval for the addition of a 4 X 10 backup generator to be added to the existing fenced compound for AT & T co-location on the existing water tower located at 18778 Royalton Road, PPN 396-10-014 zoned Public Facility.

Mrs. Barth – Item Number Six, AT & T. Let the record show that there was no representative present.

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 water tower there are no zoning setback issues associated with this request and approval is recommended. From Engineering there is no report on Item “a” or “b” and on Item “c” the plans are 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” or “b” and Item “c” is approvable subject to verification of the noise level of the generator is in compliance with the City of Strongsville’s Codified Ordinance 633.05 of a maximum of 65 decibels at all times in a business area. Also, confirmation by the Law Department that the Removal Bond of \$25,000 is in order and also 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. You can act on Item “a” and “b”. On Item “c” if approved needs to be made subject to the Building Department. If this item is approved it would need to go to City Council for confirmation. Thank you.

Mrs. Barth – Will we provide him with notes so that he understands what the comments are?

Mr. Kolick – We will send that to him in our action letter.

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.

Mrs. Barth – AT & T has been approved. Let the record show that no one was in attendance representing them and we will refer this to City Council.

MITCHELL'S ICE CREAM/ Matt Plecnik, Agent

a) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow Mitchell's Ice Cream to utilize approximately 940 SF as an outdoor patio with a maximum seating of 58 for property located on Westwood Drive, PPN 396-10-016 zoned Restaurant Recreational.

b) Site Plan approval of a 2,980 SF Ice Cream Store to be located on Westwood Drive, PPN 396-10-016 zoned Restaurant Recreational.

Mrs. Barth – Item Number Seven, Mitchell's Ice Cream, please step forward and state your name and address for the record.

Mr. Plecnik – Matt Plecnik, 29241 Eastwood Drive, Wickliffe, Ohio.

Mr. Mitchell – Mike Mitchell, 1867 West 25th Street, Cleveland, Ohio 44113.

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 five areas of non-conformance with the Zoning Code; that is the lot width, required is 150 feet and they are indicating 97.55 feet; front building setback required is 80 feet, proposed is 14 feet; side parking setback, required is 10 feet and they cross the property line so they have no setback; rear parking setback, required is 10 feet and proposed is 2 feet; and the number of parking spaces, required is 36 and proposed is 16 so therefore the Board of Zoning Appeals would need to consider those variances. From Engineering there is no report on Item "a" and on Item "b" we will need final engineering plans. 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" the plans are approvable subject to bollard or equivalent protection around the perimeter of both patio locations sufficient to prevent a vehicular impact. Also 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. Item “a” we would need to table this evening since first we need approval from the BZA on Item “b” when they come back we will set it for a Certificate of Appropriateness at this time we can act on Item “b” so we can send it to the Board of Zoning Appeals. In the mean time they can work with our Building Department on those bollards or some substitute that will work and serve the same purpose. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Mitchell’s on Item “b” and I will table Item “a”.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval of a 2,980 SF Ice Cream Store to be located on Westwood Drive, PPN 396-10-016 zoned Restaurant Recreational.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Nays DENIED

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