

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

June 11, 2015

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, June 11, 2015 at 7:30 p.m.***

Present: Planning Commission Members: Charlene Barth, Chairwoman, Mary Jane Walker, 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:

O'CHARLEY'S RESTAURANT: Mrs. Daley stated that this application is for O'Charley's. They made a couple of revisions to the site plan, shrunk down the building size a little bit maybe 500 SF or so, going to include some outside eating out front and also did some value engineering. Before this was all parking and they had underground detention, now they shrunk down some of the underground detention and are also going to do a retention basin out front. They still were able to keep the same number of parking spaces. Traffic flow is the same so there are no issues. From the City Planner, he was good with everything. It meets the setbacks. They did have one variance granted previously for the number of parking spaces. From Engineering the only thing that we need is a revised Storm Water Pollution Prevention Plan. Mr. Foulkes stated that the plans were in approvable form but they need to incorporate some bollards into the fencing around the perimeter of the patio. We typically want bollard protection from vehicles to protect the patrons. Mr. Phillips asked if that was necessary with the huge frontage. Mr. Foulkes stated that it would still be necessary. He stated that they could be creative with the bollards but that they would be necessary. Also the recyclable cooking oil has to be stored in the building or in the ground outside. Mr. French stated that this is fully sprinkler protected. They do have a usable hydrant located within a proper distance. The vault is going to be at the street and we have a street hydrant out there too. There is one slight issue, we have our Fire Department connection at the vault here. The vault and the Fire Department connection has to be on the property owner's side of the fence and with some of these fences that we are requiring lately, it could block the Fire Department connection. This is a picture of the one at Giant Eagle which they allowed some open spaces, which has no problem, but you can see it is clearly on the building side of the fence. Mr. Kolick stated that the fence needed to be terminated before the vault so that it is not in any way obstructing the Fire Department from getting access to the vault. Mr. French stated that a Knox box would also be required and a review in accordance with the Strongsville Fire Code. Mr. Kolick stated that we don't anticipate any problem with where you are at with the outside eating but if there are loud speakers and music out there you would have to work with

the City if we get complaints. It is not anticipated, you have Pearl here and a gas station here. There are some residents on this side. If there are any complaints you would just have to work with the City. Any approval forthcoming should be made subject to Engineering, Building and the Fire Department reports.

ARMELLI-HARLEY: Mrs. Daley stated that this application is a lot split and consolidation. Two parcels are on Marks Road just north of Boston. They are going to purchase a 100 x 200 foot piece of land from the adjacent property owner and attach it, so they will have this "L" shaped piece when they are done. There is a house right now on that piece of land. The reason why it is a subdivision is because there are no sanitary sewers on Marks Road. From the City Planner, there are no issues, he did say that Parcel "A" that they are making larger by adding this land, is less than the 2 acres by code because it is General Industrial but it is less than that right now so it is more conforming than the existing parcel is. From Engineering it 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.

FIBER TECHNOLOGIES NETWORKS: Mrs. Daley stated that the first application is on the existing pole right by Shurmer Place, Altenheim and the second is on an existing pole by High Point Plaza. All the equipment is going on existing poles located within the right-of-way or within the utility easement. They did go through the ARB and the ARB approved the colors of the cabinets that are going to be on these. Everything sits up high, the lowest cabinet is 12 feet so there won't be any sight line obstructions. Mr. Kolick stated that the Commission should understand that they are going to be coming in for a series of poles in the right-of-way. There were 15 shown originally and 7 were on existing poles but the other ones they are going to be putting on new poles in the right-of-way to mount this equipment on. We are trying to get them to co-locate. We have made it clear to them that we want to see them co-locate every occasion that they can. If there is a place where we can't then we will be looking at a new pole. Mayor Perciak stated that once a pole is there it won't go away and that is the least desirable situation for us. He stated that he was glad that they are working with Dan on these things because what we need is less poles not more. Mrs. Daley stated that another thing that came up in ARB is that these will all be on the major thoroughfares and not within subdivisions where there are underground utilities because we don't want to see the poles popping up in subdivisions. Mr. Kolick stated that it is one thing to put it in front of a business but it is another thing to put it in front of someone's home that is already there and doesn't have a pole in front of their house. You have to be cognizant with that. The applicant stated that they were working with First Energy to find poles that are street light poles or other AT& T poles, they are working on that but it is not going as smoothly as expected. Mr. Kolick stated that any way to co-locate that they

should do that because if it is a new pole we have to look at sight lines, interfering with the existing utilities, there are all types of issues, there could be drainage issues. The applicant stated that many of the other cities had the same concerns. Mr. Stehman asked if they were for cellular service. The applicant stated that they were providing cellular service in dead zones. Mr. Kolick stated that what we did here with these, ones on the poles and ones where the poles need to be placed, we ran them through ARB and they approved what they are going to look like. They will be the same wherever we have them. Mr. Foulkes stated that the Building Department is asking the applicant to provide the new poles with an address. The applicant stated that they would use the existing address and add ½ to it and it would be on the meter that would be installed. Mr. Foulkes stated that was acceptable as long as it was legible. Mr. French stated that there were occasionally pole fires caused by lighting or other problems so all the poles have their own identifiable address on them. Hopefully your equipment also has the address on it. Mr. Kolick stated you need to designate that it is Fiber Tech or whoever it is with a phone number on the pole because if a car hits it and it comes down we need to know who to contact to let them know. The applicant stated that there were 5 stickers on the pole which identify the network operation center and the Fiber Tech's name and phone number. The cable has a tag on it. Mr. Kolick stated that was fine as long as it can be located on the pole. The other thing is and I am sure that they carry insurance, I just need to see their Insurance Certificate because it is in the right-of-way and we have to make sure that we are protected with this. So get that into my office. Any approval forthcoming should be made subject to the Building, Fire and Law Department reports. Mrs. Oprea asked who was going to be submitting the future applications, you or Kate? The applicant stated that it would be Kate, she works at the Corporate Office. Mrs. Oprea asked if the parcel numbers would also come out of her office. The applicant stated that he would work with her with the parcel numbers. Mr. Kolick stated that he should work with her so that we get the right ones because if we are looking at a pole across the street and the parcel number is on the other side of the street that is not correct. The applicant stated that the parcel number that he gave was the correct one and was not sure why we were given the incorrect one by Kate Smith. Mrs. Oprea stated that we needed a reference point for review of the application. Mr. Kolick stated that all the comments also go for the second Fiber Tech submission.

LACHAPERONE ROUGE DAY CARE: Mrs. Daley stated that this application was to increase their parking that is located behind the building. Currently there is just parking on one side of the lot and it goes back and what they would like to do is make a double row of parking. The only thing is that it is a pretty tight site, it is only 66 feet wide. The variances that they are going to require are pretty significant. These are all zoned residential on all three sides of that parking lot. The setback is 20 feet and they are proposing 5 feet on the north side which is against the back of those lots there and a foot on the south, that is the back land to the health food store. Mr. Kolick stated that

we have drainage problems and you are going to increase that non-permeable soil and it is going to be worse. There is some trench drain in there that hardly works. It is not kept clean. Has the property owner approached the person to the south to see if they could pick up some additional land? The applicant stated that was not an option right now. One thing I can tell you is that these are very preliminary drawings. The intention is to go before BZA and make our case there. We intend to come back with actual engineered site drawings to address all the drainage issues. Mr. Kolick stated that when they get to the BZA, everybody within 500 feet will be notified. All those homes are going to be notified there and they are the ones that are getting flooded out now so my suggestion is maybe you work out the drainage so that you can tell these people at the meeting that there isn't going to be any drainage problems. It will be an issue. I think that the better way to do this is to try to pick up that property to the south. We do know that it is zoned single family and would take a vote to rezone it. It would have to go on the ballot but I am going to tell you that is probably a much better way to do it because you are trying to put 2 pounds in a 1 pound bag. The applicant stated that they know it is a tight site. Mr. Kolick stated that it is really tight. You are not even coming close to meeting our setbacks to the residential areas. Mayor Perciak stated that the applicant needed to come in administratively and meet with the engineer. They will confer with the legal counsel and walk you through what needs to be done. This is an issue for us and before anything is going to be approved we have to work out the water issues. When you are abutting all these homeowners and these notices go out, you are going to have a lot of input. We feel you need to come and meet with us so that we can prepare you so that you know what to expect. The applicant stated that they were not aware of the issues with water but that if they were redoing this area then this would be an opportunity to improve that condition. Mr. Kolick stated that that was what the residents were going to want to hear and that BZA would want to hear that before they did something with it. The applicant stated that the plan was accurate and that there were fences on all three sides. Those fences will remain or will move closer to the property line so it will be pretty much the same condition. We can provide photo metric studies. He asked who he could meet with to work through the problems. Mr. Kolick stated that he should arrange a meeting with the administration. He stated that the Commission could move it tonight it but that he should come in administratively before going to BZA. Mr. Foulkes stated that from the Building Department they would need a photo metric and the types of lights. He stated that they would also need to see some additional accessible spaces. The applicant stated that they increased the number of spaces in the front of the building to meet the Code. Mr. Foulkes stated that they would review that. Mr. French stated that there was no report from Fire. Mr. Kolick stated that the Commission would need to deny this matter and that they would need to go on to the BZA but that they should come in administratively and look at that area. There is a lot of old playground equipment that is sitting back. He stated that he hoped that would be cleaned up.

SOUTHPARK MALL: Mrs. Daley stated that this application is an amendment to their Master Sign Program. The sign for the Brew Garden is going in at their entrance which is off the ring road, not off of Howe Road. From the City Planner there are no issues. From Engineering it is in approvable form. Mr. Foulkes stated that the plans are in approvable form. Mr. French stated that there was no report from Fire. Mr. Kolick stated that the Commission could act on this matter and that it would need to be confirmed by City Council.

ORDINANCE NO. 2015-109: Mr. Kolick stated that this is an easement to expand our sanitary sewer pumping station off West 130th Street and we should move this back to City Council.

ORDINANCE NO. 2015-114: Mr. Kolick stated that this is a Code change requested by the Brew Kettle, they are the main reason for this but this is a Code amendment that would allow brew pubs and microbreweries in a General Business District under certain conditions as you see in the Ordinance, as a Conditional Use in a General Business District. Basically what this individual wants to do is to put in a restaurant and attach a microbrewery to it like you would see at Great Lakes or one of those. They want to put it in the area between Sheetz and Lowes, the vacant lot that has been sitting all this time with all the bank problems. They've got a development plan to start getting that vacant area filled in and we need to take a recommendation back to City Council. Mayor Perciak stated that if this comes to fruition this will be a destination point.

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

Roll Call:

Members Present: Mrs. Barth
Mrs. Walker
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.

MOTION TO EXCUSE:

Mrs. Walker - Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker - I move to excuse Mr. McDonald and Mr. David for just cause.

Mr. Stehman – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to use the Revised Agenda for this evening.

Mr. Stehman – 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 May 28, 2015. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

O’CHARLEY’S RESTAURANT/ Kim Phillips, Agent

- a) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to utilize approximately 450 SF as an outdoor patio **with a maximum seating of 26** for property located at the corner of Pearl and Whitney Roads, PPN 395-10-014 zoned Restaurant Recreational.

b) Revised Site Plan approval of a 7,200 SF building for O'Charley's Restaurant to be located at the corner of Pearl and Whitney Roads, PPN 395-10-014 zoned Restaurant Recreational. *ARB Favorable Recommendation 5-19-15.

Mrs. Barth – Item Number One, O'Charley's Restaurant, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Phillips – Kim Phillips, 142 East Market Street, Warren, Ohio. We've been here before and received bids on a larger building and subsequently reduced the size of the building. We've eliminated one of the dining rooms and converted it to a small patio area that we would like to use. We are not as enthusiastic about that because of our lovely weather here in Northeast Ohio.

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. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, the proposed building and parking will comply with all the required setbacks. The only variation from the standard requirements of the R-RS District is a small variation of the amount of on-site parking provided which was previously granted by the BZA. Approval is recommended. From Engineering the plans are in approvable form subject to the receipt of a revised Storm Water Pollution Prevention Plan. 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" we ask that the recycled cooking oil be stored inside the building or inground. Also, bollards are required around the outdoor eating area of the patio and a plan review in accordance with the Ohio Building Code. I would also like to note that the ARB did give favorable recommendation on 5-19-15. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, it is in approvable form subject to a plan review in accordance with the Strongsville Fire Code and the Ohio Fire Code. A Knox box is required on the building for emergency access. We would like to inform the applicant that they need to maintain clearance to the Fire Department connection near the decorative fence that is on Pearl Road for this project. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

NEW APPLICATIONS:

ARMELLI-HARLEY/ Joseph Armelli/Principal

- a) Modification pursuant to Codified Ordinance Section 1228.01(i), to permit a Subdivision without Sanitary Sewers.
- b) Subdivision of PPN's 394-07-002 and 003 located at 18179 Marks Road zoned General Industrial.

Mrs. Barth – Item Number Two, Armelli-Harley, please step forward and state your name and address for the record.

Mr. Armelli – Joe Armelli, 18179 Marks Road, 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 resulting parcels will each have over 200 feet of frontage on Marks Road, in compliance with the lot width requirement in the General Industrial Zoning District. The residual Harley parcel will exceed the minimum acreage requirement. The Armelli parcel will be 1.45 acres in area which is less than the Code requires which is 2 acres but will be more conforming than the existing parcel. Therefore, approval is recommended. From Engineering the plans are in approvable form. Just a note, that this is called a subdivision since there are no sanitary sewers currently on Marks Road. 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 do not anticipate sewers in this area of Marks any time in the near future so we are okay with the modification and you are in a position to act on this matter this evening. If approved it would need to be moved to City Council.

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

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Modification pursuant to Codified Ordinance Section 1228.01(i), to permit a Subdivision without Sanitary Sewers.

Mr. Stehman – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Subdivision of PPN’s 394-07-002 and 003 located at 18179 Marks Road zoned General Industrial.

Mr. Stehman – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

FIBER TECHNOLOGIES NETWORKS/ Kate Smith, Agent

Site Plan approval for the installation of a Dual Band Omni Antenna, a Universal Broadband Enclosure, two Radio Heads, a Coyote, for the co-location on an existing AT & T power pole located near 15650 Pearl Road in the public right-of-way, PPN 397-01-006 zoned Public Facility. **ARB Favorable Recommendation 6-9-15.*

FIBER TECHNOLOGIES NETWORKS/ Kate Smith, Agent

Site Plan approval for the installation of a Dual Band Omni Antenna, a Universal Broadband Enclosure, two Radio Heads, a Coyote, for the co-location on an existing AT & T power pole located near 15906 Pearl Road in the public right-of-way, PPN 397-09-006 zoned General Business. **ARB Favorable Recommendation 6-9-15.*

Mrs. Barth – Item Number Three and Four, Fiber Technologies Networks, please step forward and state your name and address for the record.

Mr. Tarnowski – John Tarnowski, 15565 Neo Parkway, Garfield Heights, 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 indicated that the proposed poles and equipment will be located along major thoroughfares where there are existing communications and power poles and where there is above ground service. The proposed poles and antennas are similar in appearance to the existing power and communication poles within the utility easements that parallel the right-of-way and approval is recommended. 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 an identifiable address located on all poles 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, this equipment needs an identifiable address and phone or contact information for each location on the pole. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. These are the first ones that are coming in as noted in Caucus and as a noted for the applicant and as part of the record, please try to co-locate these anywhere you can. We don't want to see a plethora of poles either on Pearl or anywhere else. As noted in Caucus we need to see proof of insurance on these poles by way of a Certificate drawn on a company licensed to do business in Ohio that must name the City as additional insured for the poles within the City. You will get that to us and that is a condition of the approval. If you look at approving this matter it should be made subject to the Building, Fire and Law Department reports as read here this evening.

Mr. Tarnowski indicated that the applicant would supply the insurance.

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

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Site Plan approval for the installation of a Dual Band Omni Antenna, a Universal Broadband Enclosure, two Radio Heads, a Coyote, for the co-location on an existing AT & T power pole located near 15650 Pearl Road in the public right-of-way, PPN 397-01-006 zoned Public Facility, subject to the Building, Fire and Law Department reports as read here this evening.

Mr. Stehman – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Site Plan approval for the installation of a Dual Band Omni Antenna, a Universal Broadband Enclosure, two Radio Heads, a Coyote, for the co-location on an existing AT & T power pole located near 15906 Pearl Road in the public right-of-way, PPN 397-09-006 zoned General Business, subject to the Building, Fire and Law Department reports as read here this evening.

Mr. Stehman – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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Mr. Kolick – Just note, these will go on before City Council so if you would get that insurance certificate before we place them on the agenda.

LaCHAPERONE ROUGE DAY CARE/ Ben Gingrich, Agent

Site Plan approval of a 2,000 SF parking lot addition for the existing LaChaperone

Rouge Day Care located at 14780 Pearl Road, PPN 393-23-001 zoned Public Facility.

Mrs. Barth – Item Number Five, LaChaperone Rouge Day Care, please step forward and state your name and address for the record.

Mr. Gingrich – Ben Gingrich, HSP Architects, 1250 Old River Road, Cleveland, 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 parking expansion that is the setback to the north property line, 20 feet is required and they are showing a 5 foot setback. Setback to the south property line, again 20 feet is required and they are showing a 1 foot setback and the width of the double parking bay, 62 feet is required and they are showing 60 feet. They will need variances for those three items. From Engineering we will just need final engineering plans and as we discussed in caucus, there are existing drainage issues that exist on that site now and we would like to see those addressed with the final plans. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, we would like to see a photometric study indicating the minimum required lighting and shielding to the residential areas as well as compliance with the lighting ordinances. We would also like to see the accessible spaces identified and completely in compliance with Ohio Building Code. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, the plans are in approvable form subject to a plan review in accordance with the Strongsville Fire Code and the Ohio Fire Code. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. As noted, this parking lot has residents on the north, west and the area to the south is zoned R1-75 so it's a touchy area, as well as the drainage so we have to deny it here tonight because of the variances. We would suggest that they make some contact with the property owner to the south, it may take a rezoning but it would give you a whole lot more room for parking instead of jamming this in here. Number two, you could go forward with this but you would need to come in administratively and address these questions because they will be questions that the

BZA will raise. They are not going to look at creating other non-permeable soil where we already have drainage problems without some assurances that it will help relieve those problems. With that you will need to deny this because it doesn't meet the Code. Thank you.

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

Mr. Maloney – Madam Chairwoman.

Mrs. Walker – Mr. Maloney.

Mr. Maloney – I heard one of the variances was to decrease the width by a couple of feet. Does that then mean that the isle between all the parking spaces will be narrow.

Mr. Gingrich – No, we are going for a 24 foot parking isle and 18 foot deep parking spaces.

Mr. Kolick – We require 19 feet deep parking spaces. The depth of the stalls is going to be smaller but what he is saying is the width in the middle is required to be 62 feet curb to curb so if they are taking it down two feet it either has to be the width of the road or the length of the stalls. It needs to be one or the other that you need a variance for.

Mr. Maloney – That is why I was asking, because just to have it on the record, I have been getting complaints from more and more residents in town that we do all this new construction and I don't know if BZA will read the comments for the record but we make these variances and then people are having a hard time getting in and out of these parking spaces because the isles are too shallow. They have to pivot in and out to get out of there so in this case, if that is what we would be doing I would just like to say that is something to keep in mind and not narrow those isles so that it is more difficult for people to get in and out of the space.

Mr. Kolick – I can say that sitting with BZA, they have been very cognizant of that. They looked at that, they had the same concerns.

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Site Plan approval of a 2,000 SF parking lot addition for the existing LaChaperone Rouge Day Care located at 14780

Pearl Road, PPN 393-23-001 zoned Public Facility.

Mr. Stehman – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Nays

DENIED

SOUTHPARK MALL/ Bill Aftoora, Agent

Amendment to the Master Sign Program for SouthPark Mall adding (4) signs (B57, B58, B59 and B60) for the Brew Garden, property located at 16555 SouthPark Center, PPN 396-25-001 zoned Shopping Center. ARB Favorable Recommendation 5/19/15.

Mrs. Barth – Item Number Six, Southpark Mall, please step forward and state your name and address for the record.

Mr. Potopsky – Pat Potopsky, 9205 Shenandoah, North Royalton, 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, all four signs received approval from the Architectural Review Board 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, the plans are in approvable form. 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. The ARB has given favorable recommendation and you are in a position to act on this matter. If approved it would need to go to City Council.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Southpark Mall's Revision to the Master Sign Program.

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Amendment to the Master Sign Program for SouthPark Mall adding (4) signs (B57, B58, B59 and B60) for the Brew Garden, property located at 16555 SouthPark Center, PPN 396-25-001 zoned Shopping Center.

Mr. Stehman – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO 2015-109. An Ordinance authorizing the Mayor to accept a Grant of Easement for the purposes of constructing, reconstructing, maintaining, operating, using, repairing and replacing a Sanitary Sewer System with a Pump Station and Appurtenances, from Spyglass Hill Homeowner's Association, in connection with the West 130th Pump Station Project and Declaring an Emergency.

Mrs. Barth – Mr. Kolick.

Mr. Kolick – Thank you Madam Chairwoman. The first one is an additional easement that we need from Spyglass to expand our sanitary sewer system pump station and we would like to get a favorable recommendation so that this can be placed on the Council Agenda for Monday evening. Thank you.

Mrs. Barth - ORDINANCE NO. 2015-109. An Ordinance authorizing the Mayor to accept a Grant of Easement for the purposes of constructing, reconstructing, maintaining, operating, using, repairing and replacing a Sanitary Sewer System with a Pump Station and Appurtenances, from Spyglass Hill Homeowner's Association, in connection with the West 130th Pump Station Project and Declaring an Emergency. Thank you.

Mrs. Walker – Move to give favorable consideration.

Mr. Stehman – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

ORDINANCE NO 2015-114. An Ordinance enacting New Sections 1242.07(B)(4) and 1258.03(A)(3)(A)(10), of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville in order to establish regulations for Brew Pubs and Microbreweries, and Declaring an Emergency.

Mrs. Barth – Mr. Kolick.

Mr. Kolick – Thank you Madam Chairwoman. The last item is the modification to the Zoning Code to permit microbreweries as part of a restaurant use in a General Business District with the grant of a Conditional Use Permit. This has been developed by our City Planner in conjunction with the Law Department for the application that we currently have before us but understand this would be a Code amendment. This would then also proceed back to City Council. Thank you.

Mrs. Barth - ORDINANCE NO. 2015-114. An Ordinance enacting New Sections 1242.07(B)(4) and 1258.03(A)(3)(A)(10), of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville in order to establish regulations for Brew Pubs and Microbreweries, and Declaring an Emergency.

Mrs. Walker – Move to give favorable consideration.

Mr. Stehman – 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.

Charlene Barth, Chairwoman

Carol M. Oprea  _____
Carol M. Oprea, Recording Secretary

Approved