

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

June 23, 2016

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, June 23, 2016 at 7:45 p.m.**

Present: Planning Commission Members: Charlene Barth, Chairwoman, 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, Assistant Building Commissioner, and Keith Foulkes.

The following was discussed:

**OMNI SLF STRONGSVILLE LLC:** Mrs. Daley stated that this application is for a senior living memory care facility going in on Rt. 82 adjacent to the railroad tracks. The first item is just a consolidation plat, there are 4 parcels there right now and they own all of them. They are just consolidating them all into one so that they can get the building and parking all on one parcel. That was in approvable form and the site plan, they have two drives coming in from Rt. 82 moved furthest west that they can with these so that they can loop around their parking. Two detention basins. This is a big ravine that runs through the back and separates this parcel from the tracks and this is the back of Siedel Farms. From the City Planner there were no issues with zoning or setbacks. From Engineering, we did get the revised plans earlier this week so we just take a quick look at those, it looks like they have taken care of all of our comment. The only outstanding item is their wetlands permit. There are some wetlands on the site that they are going to be impacting so they are working on getting that. Mr. Foulkes stated that the plans were in approvable form. Mr. Kolick stated that the only thing Fire was concerned about was the canopy, that it had a 12 foot clearance for their equipment to get under it so be aware of that. Mrs. Barth asked how many units it would be. The applicant stated the 103 units right now, 25 or 26 memory care, Alzheimer's, dementia and the balance being assisted living. Mr. Kolick stated that on Item "a", we are okay to act on and if approved Item "b" should be made subject to Engineering and the Fire Department reports. This would also need to go to City Council.

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

Roll Call:

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

Also Present: Mr. Foulkes, Asst Bldg. Com.



**OMNI SLF STRONGSVILLE, LLC/ Randy Parsons, Agent**

- a) Consolidation of PPN's 392-14-004, 392-16-004, 005 and 009 located at 21386-21946 Royalton Road zoned Public Facility.
- b) Site plan approval of a 91,326 SF senior living facility to be located at 21386-21946 Royalton Road, PPN's 392-14-004, 392-16-004, 005 and 009 zoned Public Facility. *\*ARB Favorable Recommendation 6-7-16.*

Mrs. Barth – Item Number One, OMNI SLF Strongsville LLC, please step forward and state your name and address for the record.

Mr. Finley – Tom Finley, 23205 Mercantile Road, Beachwood, 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 complied with all of the setback and other zoning requirements. Site lighting and landscaping have been reviewed and approved by the ARB. Approval is recommended. From Engineering Item “a” is in approvable form. Item “b” the site plan, the plans are in approvable form subject to a final review of their revised plans that were submitted on June 20, 2016 and the applicant receiving their permit for the impacted wetlands. 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 a plan review in accordance with the Ohio Building Code. ARB gave it favorable recommendation on June 7, 2016. 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 can act on. Item “b”, the one item we mentioned in caucus was that the Fire Department was concerned that the Porte-Cochere be high enough to makes sure it clears the fire equipment so talk with our Fire Department to make sure you have a correct dimension for safety and your residents as well as our equipment. Item “b” should be made subject to Engineering and Fire Department reports. Thank you.

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

