

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

July 28, 2016

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

Present: Planning Commission Members: Charlene Barth, Chairwoman, Gregory McDonald, Mary Jane Walker and Thomas Stehman; City Council Representative, Michael Daymut; Administration: Assistant Law Director, Daniel Kolick, City Engineer, Ken Mikula, Assistant Building Commissioner, Keith Foulkes, and Fire Department Representative, Randy French.

The following was discussed:

**MITCHELL'S ICE CREAM:** Mrs. Oprea stated that this application is to construct a 2,980 SF building with a 940 SF outdoor patio on Westwood Drive. From the City Planner, this site is zoned R-RS. The applicant has a shared parking and access arrangement with Westwood Commons. There were variances necessary for setbacks and those were granted by the BZA. The ARB approved the building façade treatment as consistent with the Town Center District. No signage was approved at this time. From Engineering there is no report on Items "a" and "b" and Item "c" is in approvable form subject to minor revisions being addressed by the applicant's engineer. Mr. Foulkes stated that from the Building Department there was no report, it is in approvable form. Mr. Kolick asked if they were okay with the bollard protection. Mr. Foulkes stated that it was approved at ARB. Mr. French stated that from the Fire Department this building would need a Knox Box. Mr. Kolick stated that the Certificate of Appropriateness is fine. The Conditional Use is fine and the Site Plan should be made subject to Engineering Report and we just note that none of the signage has been approved. This would need to be forwarded to City Council.

**MICHAEL L. PERRY:** Mrs. Oprea stated that this application is to split the existing parcel on Boston Road into 3 parcels. Parcel A would have 5.566 acres with 125' frontage on Boston Road; Parcel B would have 0.7546 acres with 125' frontage on Boston Road and Parcel C would have 0.7546 acres with 125' frontage on Boston Road. The site is currently zoned R1-75 and there are two houses currently on the site. From the City Planner all the parcels would comply with the minimum area and frontage requirements for lots in the R1-75 zoning district. There are no sanitary sewers in the immediate vicinity of the subject site but Planning Commission may permit a deviation from the sanitary sewer requirements. Since the lots would comply with the minimum requirements of the Zoning Code approval is recommended. From Engineering the Subdivision Plat is in approvable form. Just to note; the existing houses will remain on Parcels A & B; currently there is no sanitary sewer accessibility; and the applicant has been made aware of potential issues with the Cuyahoga County Board of Health that may arise if requesting a septic system on the newly created Parcel C. Mr. Mikula

stated that if there is any discharge of an existing or proposed septic system across another property, they should have some sort of arrangement or easement. Mrs. Barth asked where that would happen. Mr. Kolick stated that there are two things; one, they need to locate their septic system so that we know that they are going to be on their individual lots and then if these two septic systems would outlet to this pond or somewhere back here, you could have new owners in the future and they are going to need to grant an easement to this septic system to be able to drain it. If they do, we don't know enough yet. Mrs. Barth asked where the septic system was today. Mr. Kolick stated that there are two houses and they have septic systems somewhere. Mr. Mikula stated that from our records, I think that they discharge to the front ditch but I don't have a topo on one of the houses. Mr. Foulkes stated that from the Building Department there is no report. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that Item "b" should be made subject to the location of the septic systems on the two homes and if necessary an easement for the discharge. Mr. McDonald asked what the intent was for the split. Will it be eventually developed? Mr. Kolick there is no house on it and I believe that the intent is to sell off lots. We can talk to them on the floor. Why they are keeping one large one, I don't know. Mr. McDonald stated that right now these lots don't exist, this is all one parcel. Mr. Kolick stated that it is all one parcel. Mrs. Barth asked if this is the only access to the property. Mr. Kolick stated that it was, it does not back up to any other roads. You can ask them on the floor. This will have to go to Council.

**ALTENHEIM SENIOR LIVING:** Mrs. Oprea stated that this application is for site plan approval for a Wellness and Rehabilitation Center addition and a Memory Care Addition to the Altenheim campus. From the City Planner access and parking for the entire campus is shared. Each of the two additions will have its own separate entrance. Both of the proposed new facilities will be located in the Public Facility District. The total required parking for this site is 228 spaces. The site plan indicates a total of 271 parking spaces on the subject site. The plan further indicates an area for 11 future spaces on the site plus the ability to construct 53 spaces on the adjacent site which they also own. The proposed building additions comply with all of the setback requirements of the Public Facility Zoning District. The Architectural Review Board has recommended approval of the building facades and landscaping treatments. The applicant has incorporated the City's Pearl Road streetscape elements with the masonry columns and black aluminum fencing. Approval is recommended. From Engineering the plans are in approvable form subject to a submittal of revised plans reflecting the comments to the applicant's engineer on July 14, 2016 including the removal of the parking areas from PPN 397-01-010. Mr. Mikula stated that they did receive the plan showing the removal of that parcel. Mr. Foulkes stated that from the Building Department the plans are in approvable form. Mr. French stated that from the Fire Department this should be made subject to the Fire Department approval of the

hydrant locations. We need to review and may need to revise the curbed island areas on the turns to make sure there is sufficient room for fire truck access. This would be a tight turn. They do have existing private hydrants along the drive which will be relocated to the south so we would like to see them on the plans. We had met with them earlier and agreed on some locations. Mr. Kolick stated that the parcel touches up against Giant Eagle up that way it backs up against Hunting Meadows back here because they were sensitive in ARB. They need to look at the area that abuts the residential so that they have some mounding and made sure that there is no light trespass there. All the light is going this direction, so they looked at all those issues. Mrs. Barth asked if this is visitor parking or is this staff parking? Mr. Kolick stated that this is the memory care building so that will be staff and visiting but they have got parking, more than sufficient parking to meet the Code. Mrs. Barth stated that she thought that lighting could be controlled but sound was hard to control. Mr. Kolick stated that the good thing is that it is down so there is a retaining wall that is there. Mrs. Barth asked if there was going to be trash pickup here. Mr. Foulkes stated that he did not know but the only thing that could make any real kind of noise is a generator. It is a smaller one than they put in when they did their first addition and the first addition they put in a tremendous sound barrier, it is very quiet for a very large generator. I would imagine that they would have almost the same thing for this. That would probably be the only thing other than if a truck goes through there. Mr. Kolick stated that the good thing is that this is where the memory care area is so you should get a lot less traffic here than you will up there where the rehab is. Mrs. Barth asked Mr. French if he was saying that the turn there was not wide enough. Mr. French stated that it may not be wide enough. Mrs. Barth asked if there was the ability to make it wider. Mr. French stated that it could be made wider. Mr. Kolick stated that the Commission could act on this matter but that any approval on Item "a" would need to be made subject receipt of the final easements by the Law Office on the vacation. What we currently have is a storm sewer easement that goes through here and they have to relocate the easement. When it is in we will accept the easement. Item "b" is subject to Fire and Engineering and that it would need to be forwarded to City Council.

**UNION HOME MORTGAGE:** Mrs. Oprea stated that this application is to construct a 20,533 SF parking lot expansion located on Dow Circle. From the City Planner the applicant proposes to add 69 additional parking spaces to bring the total on-site parking to 152 spaces. The additional parking would be located to the north of the building adjacent to Sprague Road. The additional parking required a setback variance which was granted by the BZA and approval is recommended. From Engineering the plans are in approvable form subject to revisions being addressed by the applicant's engineer. Mr. Foulkes stated that from the Building Department the plans are in approvable form. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated

that the Commission could act on this matter and that any approval should be made subject to the Engineering report.

**ORDINANCE NO. 2016-056:** Mr. Kolick stated this is the same area that we looked at before. This is the area behind the McDonald's between McDonald's and the highway. The original request was to go to Motorist Service. I know that some of the Council members had a concern about the zoning district, maybe a gas station may wind up there, even though they showed us plans for a carwash. That was the immediate concern. I think they are still considering a carwash. Council sent it back with a Commercial Service designation and asked for your recommendation on it. Commercial Service would also permit a carwash. Mr. McDonald asked what the difference was. Mr. Kolick stated that it wouldn't permit a gas station but it would permit a carwash so that is probably the one major difference. There are other things that you can do in Commercial Service. Mr. McDonald asked what else could be done in Commercial Service that you can't do in Motorist Service. Mr. Kolick stated that you could do repairs to cars like a Radair and that type of thing would be in Commercial Service District. You can't do that in Motorist Service and in Motorist Service you could put a gas station you could put a hotel but you can't do that in a Commercial Service. Mrs. Barth asked about the residential property abutting this parcel. Mr. Kolick stated that it backs up to it but that was the individual that sold them the property. It is going to be backed against the Turnpike. Mr. Daymut stated that actually expands to some degree what is allowed there, Commercial Service does. It gives the opportunity for potential for it almost would fit on a smaller parcel and have the limitations with the Turnpike and also the Metroparks. Mr. Kolick stated that the building has to be so far off that back line because of the Metroparks restrictions. Mrs. Barth asked what the intent was. Mr. Kolick stated that he believed that they are still contemplating another carwash but it is not fixed in stone yet but I think that is still what they are looking at. Mr. Catan stated that the business that was looking at the site was on the sideline. Mrs. Barth stated that she thought that the reason we talked about that is because of the ingress and egress on that carwash. Mr. McDonald stated that we did not like it going in and out of McDonalds and then they changed it to send it all in and out of Whitney Road which I am not sure was a lot better. What is your intent Mike? Mr. Catan stated that the intent was to get the City off dead center that they hate Motorist Service and that you cannot have a gas station there. Mr. Daymut stated that was his concern when it originally came through because and to be honest with you, even before McDonalds came in, we had some other applicants come in for Motorist Service. I just with the proximity and Big Creek Parkway so close and the fact that you really can't have an entrance way off of Pearl Road. McDonalds is about the only, curb cuts are dangerous and it is really dangerous at that particular intersection. Mr. Catan stated that in 5 years we have had 3 carwashes but that doesn't mean we are not going to have anything else. Mr. Daymut said no but that is true but you have to allow for something that doesn't impact the area

especially in the Ward 3 side because the stacking now, we have gotten the traffic to the point where it really works pretty well but that can change. Mrs. Barth you are lucky to have that carwash at the beginning of the entrance and then you have one on Strongsville Blvd. Mr. Daymut stated that sounds about right and then you have Sheetz. Mrs. Barth stated you have to provide a zoning use for that land. Mr. Daymut stated that is what I am saying. Mrs. Barth stated that you can't affect the value of it either by reducing the value of that. Mr. Daymut stated that it will work because it stays away from the Motorist Service end of it. Mr. McDonald asked if they could get a restaurant on it. Mr. Catan stated that there was not enough parking. Since we sold to McDonalds we can't have any fast food there. Mr. McDonald asked what that biggest building was that could be put on that property. Mr. Catan said that he thought around 10,000 SF. It was just the frustration of Motorist Service if we own it we can promise not to put a gas station on it but if we sold it that is a different story. This was the compromise. The last carwash was Conrads and they had a great system. We are just asking for that different zoning. Mr. McDonald asked Mr. Daymut if he liked it. Mr. Daymut stated that he preferred this over Motorist Service. As I said before Mike came into it, I didn't particularly care for that corner. This allows a lot more things to come in. This would provide something that would not be a big traffic use which is a concern on that particular side. We have it straightened out. Mr. Kolick stated that from a traffic standpoint these uses would be a whole lot less intensive than the ones in Motorist Service or Restaurant Recreational for that matter. They are going to be a lot heavier traffic users. Mr. Catan stated that whatever they do would be first class. Mr. Kolick stated that the Commission just would need to make a recommendation and send it back 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. McDonald  
Mr. Stehman  
Mr. Daymut

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.



b) 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 70 for property located on Westwood Drive, PPN 396-10-016 zoned Restaurant Recreational.

c) Site Plan approval of a 2,980 SF Ice Cream Store to be located on Westwood Drive, PPN 396-10-016 zoned Restaurant Recreational. *\*BZA Variance Granted 6-22-16. \*ARB Favorable Recommendation 7-12-16.*

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

Mr. Mitchell – Mike Mitchell, Mitchell's Ice Cream, 1867 West 26<sup>th</sup> Street, Cleveland, Ohio 44113

Ms. Burley – Larissa Burley, Dimit Architects, 14414 Detroit Avenue, Lakewood, Ohio. We are in favor of this issue.

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. Oprea.

Mrs. Oprea – Thank you Mrs. Chairwoman. The site is zoned Restaurant Recreational Service. The proposed building is 2,928 square feet in area and one story in height. The applicant has a shared parking and access arrangement with Westwood Commons. Several variances were necessary and the Board of Zoning Appeals has granted those variances. The Architectural Review Board has approved the building façade treatment as consistent with the Town Center District. There has been no approval for signage. The proposed outdoor dining area is 940 square feet in area with a maximum seating capacity of 70 persons. The outdoor dining is located on the south and west sides of the building. Approval is recommended for the Certificate of Appropriateness, Conditional Use Permit, and site plan. From Engineering there is no report on Item "a" or "b" and Item "c" the plans are in approvable form subject to minor revisions being addressed by the applicant's engineer. 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 "b". On Item "c" the plans are approvable subject to a plan review in accordance with the Ohio Building Code. I would also like to note that ARB







Mrs. Barth – Item Number Two, Michael L. Perry, please step forward and state your name and address for the record.

Mr. Perry – Michael Perry, 775 Bridle Lane, Berea, Ohio 44017.

Mrs. Barth – Thank you, we will now listen to the Administrative Reports, Mrs. Oprea.

Mrs. Oprea – Thank you Mrs. Chairwoman. This request is for subdivision approval to divide the existing 7.0758 acre parcel located on the north side of Boston Road into three (3) parcels all of which will be zoned R1-75. There are currently two (2) homes on the subject site. Proposed Parcels “B” and “C” would each be slightly over three-quarters of an acre in area and would have 125 feet of frontage on Boston Road. Proposed Parcel “A” would also have 125 feet of street frontage, but would be just over 5.5 acres in area. The existing houses would be on Parcels “A” and “B” while Parcel “C” would be a vacant lot. All of the parcels would comply with the minimum area and frontage requirements for lots in the R1-75 Zoning District. The Subdivision Regulations require that new lots be connected to the sanitary sewer system. There are no sanitary sewers in the immediate vicinity of the subject site. Section 1228.01(i) provides that the Planning Commission may permit a deviation from the sanitary sewer requirement. Therefore approval of this proposed subdivision would also require an approval of a deviation from the standard requirements of the Subdivision Regulations to permit a subdivision without sanitary sewer service. Since the lots would comply with the minimum requirements of the Zoning Code, approval is recommended. From Engineering, the subdivision plat is in approvable form. Just to Note; currently there is no sanitary sewer accessibility. The applicant has been made aware of potential issues with the Cuyahoga County Board of Health that may arise if requesting a septic system on the newly created Parcel C. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, 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. For the applicant, is the idea just to sell off the three individual lots? Is that what the game plan is at this point?

Mr. Perry – I am the Trustee of a Trust and in the Trust it provided that they wanted that lots split in a certain way and the  $\frac{3}{4}$  acre vacant is actually is to be specifically sold or deeded to the church. Whatever the future plans of that may be, they are probably just looking for proceeds of the property sale. The other two have existing houses on them and will be sold as parcels with houses on them.

Mr. Kolick – Two things you need to do is you need to get together with our Engineering Department to locate the septic systems on the existing homes because if the septic system, we have run into this before after we had subdivided and found out that part of the septic system is on the other lot or something. If that is the case we will just need to grant an easement before we can finalize it and then the other thing we need is just to confirm that the septic systems flow out to the storm sewer in the front as opposed to that pond in the back because if they go out to the pond in the back or to a creek that goes off the back or offsite we need to get an easement for that too. It can be done but you just need to work with our Engineering Department. Any approval tonight would need to be made subject to the receipt of the appropriate easements, if required. We won't know until we get a little more detail on that last lot. As noted in the Engineering Report, our conversations with the Department of Health, they need to come out and do soil testing and have the soil get tested before they can approve a septic system on the blank lot.

Mr. Perry – That would be conditional upon the building there, correct?

Mr. Kolick – That would be when the building would go in but if you are selling it to someone as a developable lot, it they may not like the fact that they may not be able to build a house on it because they can't get it approved. I just want to bring it to your attention.

Mr. Perry – I appreciate it. On the subject of the septic systems, what steps do I need to take to move forward to get that approved?

Mr. Kolick – You need to get with our Engineering Department and we will see what we have on our topo plans.

Mr. Perry – I know where they are, I know the exact locations and where the outfalls are.

Mr. Kolick – If you know where they are at and they are located within the boundaries of the individual parcels, you just need to show that to our Engineering Department.

Mr. Perry – I know where the discharges are too. They don't discharge off the property.

Mr. Kolick – Okay, for the Commission, you need to make the subdivision subject to the easements if necessary for the discharge and also easements if necessary for the location of the current septic systems. If approved, this would need to go to City Council.

Mr. McDonald – I have one other question, you had said that you are a Trustee for a church?

Mr. Perry – No I am the Trustee for the Williams, Gravansky Revocable Trust and it was in his wishes that that lot with house on it get sold or get split to that size and either sold or the property donated to the church.

Mr. McDonald – For parcel “c”?

Mr. Perry – For parcel “c”.

Mr. McDonald – So the intent is that a church will be owning that parcel?

Mr. Perry – Yes, they won’t be building there, I can guarantee that but the intent is that they want the proceeds. The Trust needs to sell it and give the proceeds of it or donate it to them from the sale. It is a revenue, it is meant as a source of revenue more so than a buildable lot.

Mr. McDonald – Alright, thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Deviation to permit a subdivision without sanitary sewers at 19408 Boston Road, PPN 394-32-013 zoned R1-75, pursuant to Codified Ordinance Section 1228.01(i).

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 Subdivision of PPN 394-32-013, property located at 19408 Boston Road zoned R1-75 subject to the easements if necessary for the discharge and also easements if necessary for the location of the current septic systems as discussed on the floor.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**ALTENHEIM SENIOR LIVING SHORT TERM REHAB AND MEMORY CARE/ Rudy Jovanov, Agent**

a) Vacation of current Storm Sewer Easement and acceptance of the relocated Storm Sewer Easement by the City.

b) Site Plan approval of a proposed 52,521 SF addition to the current Short Term Rehab and Memory Care buildings for property located at 18627 Shurmer Road, PPN 397-01-006 and 012 zoned Public Facility and Senior Residence 1. *\*ARB Favorable Recommendation 7-12-16.*

Mrs. Barth – Item Number Three, Altenheim Senior Living, please step forward and state your name and address for the record.

Mr. Jovanov – Rudy Jovanov, 7030 Ansmit Drive, Parma, Ohio.

Ms. Gibbons – Alicia Gibbon, CC Hodgson Architectural Group, 23240 Chagrin Blvd., Beachwood, Ohio 44122.

Mr. Urbanic – John Urbanic, Greenland Engineering, 4133 Erie Street, Willoughby, Ohio.

Mrs. Barth – Thank you, we will now listen to the Administrative Reports, Mrs. Oprea.

Mrs. Oprea – Thank you Mrs. Chairwoman. This request is for site plan approval for a Wellness and Rehabilitation Center addition and a Memory Care Addition. The proposed Wellness and Rehabilitation Center is a one story building containing 30,565

square feet located on the southwest corner of the site immediately south of the existing dining hall. The proposed rehabilitation facility would contain 32 short-term stay units. The Memory Care addition is two stories with 38 living units. Access and parking for the entire campus is shared. Each of the two additions will have its own separate entrance. The site consists of 18.5 acres and is partially in the SR-1 Senior Residence District and partially in the PF Public Facilities District. Both of the proposed new facilities will be located in the PF Public Facilities District portion of the site. The site plan also includes two minor additions to the existing buildings that total approximately 2,700 square feet. With all of the new additions, the total building ground coverage will be 167,849 square feet or 20.8% of the site. That total complies with the Code permitted maximum ground coverage of 25%. Code required parking for the uses on the SR-1 Senior Residence District portion of the subject site is 56 spaces. Code required parking for the uses located on the PF Public Facilities District portion of the subject site is 172 spaces. Thus, the total required parking is 228 spaces. The site plan indicates a total of 271 parking spaces on the subject site. The plan further indicates an area for 11 future spaces on the site, plus the ability to construct 53 spaces on the adjacent site owned by the applicant and also zoned Public Facilities. The applicant exceeds the Code required parking with the improved spaces to be constructed on the subject site without the additional future spaces or the spaces shown on the adjacent parcel. The proposed building additions comply with all of the setback requirements of the PF Public Facilities District. The Architectural Review Board has recommended approval of the building facades and landscaping treatments. The applicant has incorporated the City's Pearl Road streetscape elements with the masonry columns and black aluminum fencing. Approval of the site plan is recommended. From Engineering the plans are in approvable form subject to a submittal of revised plans reflecting the comments sent to the applicant's engineer on July 14, 2016 including the removal of the parking areas from PPN 397-01-010. 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" the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. I would also like to note; ARB granted favorable recommendation on July 12<sup>th</sup>, 2016. 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 review of the private fire hydrant locations and revision of the curbed island areas to maximize the width as shown on the turns for fire truck access. We had initial talks with them at our fire station and we were discussing the

relocation of their yard hydrants but I did not see them on this plan. It is in approvable form subject to our final review of those. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. On the first Item, because we currently have a storm sewer going through that property, we need to vacate it and they are going to relocate that storm sewer and give us another easement on it but I will need to receive the actual easement but we won't accept it until the improvements are in and the Engineering Department signs off so Item "a" would need to be made subject to the receipt and approval of the final easement by the Law Department. Item "b" should be made subject to the Fire Department report and the Engineering report and the items that still need to be approved by Engineering and if approved here, this would need to be forwarded to City Council. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Vacation of current Storm Sewer Easement and acceptance of the relocated Storm Sewer Easement by the City subject to the receipt of the approved final easement by the Law Department.

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 of a proposed 52,521 SF addition to the current Short Term Rehab and Memory Care buildings for property located at 18627 Shurmer Road, PPN 397-01-006 and 012 zoned Public Facility and Senior Residence 1 subject to the Engineering and Fire Department reports.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**UNION HOME MORTGAGE/ William Boron, Agent**

Site Plan approval of a 20,533 SF parking lot expansion for Union Home Mortgage located at 8241 Dow Circle, PPN 395-13-028 zoned Research Development. *\*BZA Variance Granted 6-22-16. \*ARB Favorable Recommendation 7-12-16.*

Mrs. Barth – Item Number Four, Union Home Mortgage, please step forward and state your name and address for the record.

Mr. Boron – Bill Boron, Langan Engineering, 6000 Barto Center, Seven Hills, Ohio.

Mrs. Barth – Thank you, we will now listen to the Administrative Reports, Mrs. Oprea.

Mrs. Oprea – Thank you Mrs. Chairwoman. This request is for site plan approval to expand the existing parking lot. The applicant proposes to add 69 additional parking spaces to bring the total on-site parking to 152 spaces. The additional parking would be located to the north of the building adjacent to Sprague Road. The proposed location of the additional parking requires a parking setback variance, which has been obtained from the Board of Zoning Appeals. With that setback variance, the proposed parking expansion complies with the requirements of the Zoning Code. Approval is recommended. From Engineering the plans are in approvable form subject to revisions being addressed by the applicant's engineer. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, the plans are in approvable form. I would also like to note that the BZA granted the variance on June 22, 2016 and the ARB granted favorable recommendation on 7-12-16. 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. If an approval is forthcoming it should be made subject to the Engineering report as read this evening. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval of a 20,533 SF parking lot expansion for Union Home Mortgage located at 8241 Dow Circle, PPN 395-13-028 zoned Research Development.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**REFERRALS FROM COUNCIL:**

**ORDINANCE NO. 2016-056**

An Ordinance Amending the Zoning Map of the City of Strongsville adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to change the zoning classification of certain real estate located at 9200 Pearl Road in the City of Strongsville from R-RS (Restaurant-Recreational Services) classification to ~~MS (Motorist Service)~~ CS (Commercial Service) Classification (PPN 395-03-006), and Declaring an Emergency, As Amended.

Mrs. Barth – Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. This is the Ordinance that we originally acted on that there was a tentative proposal for a car wash on there. We were looking at it as Motorist Service. When it got to City Council there was some concern about that usage permitting gas stations and other uses so the developer requested that we consider instead Commercial Service which would provide some wider uses in some areas and some more limited uses than Motorist Service. So Council is referring it back since it is a completely different use category to this Commission for a recommendation. They are looking for a recommendation and it would have to go back to City Council for a Public Hearing. Thank you.

Mrs. Barth - ORDINANCE NO. 2016-056. An Ordinance Amending the Zoning Map of the City of Strongsville adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to change the zoning classification of certain real estate located at 9200 Pearl Road in the City of Strongsville from R-RS (Restaurant-Recreational Services) classification to ~~MS (Motorist Service)~~ CS (Commercial Service) Classification (PPN 395-03-006), and Declaring an Emergency, As Amended.

Mr. McDonald – Move to give favorable consideration.

Mrs. Walker – 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.

\_\_\_\_\_  
Charlene Barth, Chairwoman

*Carol M. Oprea* ✓  
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Carol M. Oprea, Recording Secretary

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Approved