

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

July 9, 2015

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, July 9, 2015 at 7:30 p.m.***

Present: Planning Commission Members: Gregory McDonald, Mary Jane Walker, Brian David and Thomas Stehman; Mayor Thomas P. Perciak; City Council Representative, Scott Maloney; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, and Fire Department Representative, Randy French.

The following was discussed:

Johnny J's Bar & Pub: Mrs. Daley stated that this application is for a Conditional Use Permit for a sit down restaurant and outdoor patio extension where Johnny Malloy's used to be. They took over one additional tenant space adjacent to it so that is mainly the sit-down area. One thing that ARB asked them to do and they did was to remove two of these parking spaces to have good access coming back to that service drive that goes around the building. Even with those two spaces eliminated they have enough parking on site. From the City Planner the shopping center exceeds the minimum parking required by Code and even with the removal of the spaces to accommodate the additional outdoor eating area, the shopping center will exceed the parking requirements. From the Engineering Department there is no report on Item "a" and Item "b" is in approvable form. Mr. Foulkes stated that from the Building Department, the eliminated parking spaces took out the accessible parking which needs to be placed somewhere else on that lot. Looking at the unitary plans with the amount of people in the space, they may need an additional water closet. Also, any recyclable oil for cooking has to be stored inside. Mr. French stated that from the Fire Department that this is a good update on this tenant space especially with the expansion because now we have the opportunity to have installed a more code compliant fire alarm system in there. It is sprinkler protected. Mr. Kolick asked if there were any speakers outside? The applicant stated that there would be small speakers outside. Mr. Kolick stated that they would need to work with the City because there is an elderly facility across the street. We don't want loud music at 2:00 a.m. He stated that the Commission could act on this matter and that any approval this evening should be made subject to the Building and Fire Department reports on Item a.

Chestnut Lake Wellness Center: Mrs. Daley stated that this application is for site plan approval to construct a wellness center as part of the common facilities for Chestnut Lake Apartments at Whitney and Pearl. This facility is going between two of the existing apartment buildings by the outdoor pool. The proposed building is approximately 9,350 square feet and one story in height. From the City Planner given the proposed location

of the building in the center of the apartment complex there are no setback issues. The building will comply with all of the Zoning Code requirements regarding lot coverage and building separation and approval is recommended. From the Engineering Department the plans are in approvable form. Mr. Foulkes stated that from the Building Department, the plans are in approvable form. Mr. French stated that from the Fire Department this building is fully sprinkler protected, they are putting their vault out at Whitney Road and that is where we want the Fire Department connection. We asked them to look into possibly tying this system into the existing stand pipe system which would also help improve the fire protection. The applicant stated that they would see if it would work. Mr. Kolick stated that any approval forthcoming should be made subject to the report of the Fire Department.

Triple Properties: Mrs. Daley stated that this application is for a lot consolidation that would combine Sublot 11 and Sublot 12 in Cedar Creek Subdivision. The subject sites are located on the north side of Cedar Creek Drive. The resulting parcel will be 84,222 square feet or 1.93 acres in area and will comply with all of the minimum lot requirements. There were wetlands on this piece and they did go through the Army Corp and received approval to fill in those wetlands. From the City Planner approval is recommended. From the Engineering Department the plat is in approvable form. 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 they had to amend the Covenant and Deed Restrictions because of the new layout of the wetlands. They have done that and the approval should be made subject to the filing of the Revised Covenant and Deed Restrictions.

Strongsville Board of Education: Mrs. Daley stated that this application is to convert the former Zellers Elementary School to the Administrative Headquarters for the Board of Education. This site is zoned Public Facility. The change of use is essentially from an educational or instructional facility to administrative offices for the school system. There are no setback, ground coverage, parking or other zoning compliance issues associated with this request. Mr. Donnelly stated that this would combine the administrative buildings, also a single floor ADA accessible building, more modern facility etc. Mr. McDonald asked if this was a permanent move. Mr. Donnelly stated that it was. They either needed to tear down the pupil services building or Zeller's and the lesser of two evils was to move into Zellers and tear down the old building. Mr. Kolick asked what the timing was for tearing down the old building. Mr. Donnelly stated that they would try to combine that with the demolition and the asbestos abatement of Center Middle School next summer. From the City Planner approval is recommended. From the Engineering Department there is no report. 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 if approved this matter would need

to be sent to City Council for conformation. Mayor Perciak stated that there was concern about the structure of Zellers school and asked if they had a structural engineer out to look at the building. Mr. Donnelly stated that they did have a structural engineer out and he looked at the foundation and they said that the foundation is fine but it is the floors that are sinking. We are looking into the possibility of raising the floor up through a process of pouring concrete under to bring it up. However, our Committee and our Board is committed to moving into this building as low cost as possible. Right now we are not going to spend the money and the floors that are slanted, we are simply going to put shelves in there and create storage space for all the records that we need to keep. So we will have storage space in 4 classrooms and the rest of the building we will use as office space. When we can find funding and the time to treat those floors, we will. They dropped 2 and ½ inches in the worst spot in one classroom. Mayor Perciak asked if that would lead them to believe that there might be something going on with the earth underneath it or how the footers were poured or something. We have always had complaints about that building. I just want to say that if you are moving in there, people need to check that out and see what is causing that settling on that property. Mr. Donnelly stated that the structural engineer that looked at it did not do any in-depth digging or detailed report. Mayor Perciak stated that it was the School Board's responsibility. Mr. Donnelly stated that the Committee that looked into it, looked at that and they weighed the pros and cons and when hurricane Sandy came through a couple of years ago, there was literally water coming through the brick walls into the Superintendent's Office of our Board Office, so both buildings have issues. This is the lesser of two evils. The ADA accessibility of a single floor, we have plenty of employees with knee and hip issues and constituents who want to come to Board Meetings that can't even get up our stairs right now. There are a lot of pluses for that building. We will just have to figure out what we need to do to make that right. Mr. Foulkes stated that they would still need a Certificate of Occupancy and would need to apply for that. Mr. Donnelly said that they would. Mr. Kolick asked if it had anything to do with the drainage problems in Stillbrooke. Mayor Perciak stated that there had been plenty of drainage problems there and that they had to work with the schools to alleviate that. We have had to get rights of entry to go onto school property to open all that up. There have been issues there and we have worked with the schools. We have alleviated a lot of the problems in the last few years. At least take some time and it might be something very minor that you can do. Before you get in there you really should get together with our engineer, Ken Mikula and Lori Daley and our Service Director, Joe Walker and let's make sure that we don't have any water issues between that subdivision and your building like we have had in the past. We took some trees out there right? Mrs. Daley stated that we had and that the City had also cleaned up the creek. Mayor Perciak stated that was something that we really needed to take a very close look at before you get in there. Mr. Donnelly said they would.

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

Roll Call:	Members Present:	Mr. McDonald Mrs. Walker Mr. David Mr. Stehman Mr. Maloney Mayor Perciak
	Also Present:	Mr. Foulkes, Asst Bldg. Com. Mrs. Daley, Asst. Engineer Mr. Kolick, Asst. Law Dir. Mr. French, Fire Dept. Rep, Carol Oprea, Recording Secy.

MOTION TO EXCUSE:

Mrs. Walker - Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker- I move to excuse Mrs. Barth for just cause.

Mr. David – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mrs. Walker– Mr. Chairman.

Mr. McDonald – Mrs. Walker.

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

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

PUBLIC HEARINGS:

JOHNNY J'S PUB & GRILL/Jeffery Soclof, Agent

a) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07 to utilize 6,000 SF as a sit-down restaurant with a maximum seating of 168 for Johnny J's Pub & Grill located at 15323 Pearl Road PPN 397-01-082 zoned General Business.

b) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07 to use 554 SF as an outdoor patio with a maximum seating of 40 for Johnny J's Pub & Grill located at 15323 Pearl Road PPN 397-01-082 zoned General Business.

Mr. McDonald – Item Number One, Johnny J's Pub & Grill, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Soclof – Jeff Soclof, 3681 S. Green Road, Beachwood, Ohio. He talked about the new tenant and its other locations and the space it was taking here.

Mr. House – James House, 1755 Merman Road, Akron, Ohio.

Mr. McDonald – 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 Mr. Chairman. From the City Planner, the Architectural Review Board's suggested removal of some parking spaces and adjustment of the curb alignment in order to accommodate the expanded patio area and to improve truck access to the rear of the center. Even with the removal of those spaces the shopping center will exceed the parking requirements and approval is recommended. From Engineering there is no report on Item a, and on Item b, is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, regarding Item a, no report. Regarding Item b, the relocation of the two spaces or elimination of 2 accessible spaces need to be replaced on the lot to provide for accessible parking that complies with the code. Also, noted on the floor plan, an additional water closet may be required in the men's room, based on the occupant load. Any recyclable cooking grease or oil has to be stored indoors or in-ground and cannot be stored in a dumpster

outside. Also, this is subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, on Item a, the Fire Department notes an updated code compliant fire alarm system will be installed to serve this space. The building is fully sprinkler protected. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Item a, if you act on it should be made subject to the Building, Fire and the ADA requirements. On Item b, as I mentioned in Caucus, just if there is any type of loud speakers or music there, you just need to work with these on the outside of the building, you need to work with the City on it. We do have a project across the street for senior citizens. Thank you.

Mr. Socloff – The applicantws agreed to do so.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Johnny J's Pub & Grill.

Mrs. Walker– Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker– I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07 to utilize 6,000 SF as a sit-down restaurant with a maximum seating of 168 for Johnny J's Pub & Grill located at 15323 Pearl Road PPN 397-01-082 zoned General Business, subject to the Building, Fire Departments and ADA requirements.

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mrs. Walker– Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker– I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07 to use 554 SF as an outdoor patio with a maximum seating of 40 for Johnny J's Pub & Grill located at 15323 Pearl Road PPN 397-01-082 zoned General Business.

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATIONS:

CHESTNUT LAKE APARTMENTS WELLNESS CENTER/ Gene Stancek, Agent

Site Plan approval of a 9,350 SF Wellness Center for property located at 17721 Whitney Road, PPN 395-16-007 zoned RMF-1. **ARB Favorable Recommendation 6-9-15.*

Mr. McDonald – Item Number Two, Chestnut Lake Apartments Wellness Center, please step forward and state your name and address for the record.

Mr. Stancek – Gene Stancek, 4475 Renaissance Parkway, Warrensville Hts., Ohio 44128.

Mr. McDonald – Thank you, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the building will comply with all of the Zoning Code requirements regarding lot coverage and building separation and approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, the applicant states that this building will be fully sprinkler protected and alarmed. The applicant will look into connecting the water supply to the existing dry stand pipe system for Building 1.

The Fire Department connection will be located on the vault on Whitney Road and a knock box is required on new construction per the Strongsville Fire Code. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Any approval forthcoming should be made subject to the Fire Department report this evening. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Chestnut Lake Apartments Wellness Center.

Mrs. Walker– Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker– I move to give favorable consideration for Site Plan approval of a 9,350 SF Wellness Center for property located at 17721 Whitney Road, PPN 395-16-007 zoned RMF-1, subject to the report of the Fire Department.

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

TRIPLE PROPERTIES/ Greg Modic, Agent

Parcel Consolidation of PPN's 395-14-120 and 121 zoned R1-100.

Mr. McDonald – Item Number Three, Triple Properties, please step forward and state your name and address for the record.

Mr. Modic – Greg Modic, 7979 Hub Parkway, Valley View, Ohio 44125.

Mr. McDonald – Thank you, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the resulting parcel will comply with all of the minimum lot requirements and approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, there is no report from the Building Department. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. In order to accomplish this, they needed to amend their Covenant and Deed Restrictions. They have done that, my office has approved it and any approval should be made subject to the filing of those documents. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Triple Properties.

Mrs. Walker– Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker– I move to give favorable consideration for Parcel Consolidation of PPN's 395-14-120 and 121 zoned R1-100, subject to the filing of the Amended Covenant and Deed Restrictions.

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

STRONGSVILLE BOARD OF EDUCATION/ Mark Donnelly, Agent

- a) Change of use from the former Zellers Elementary School to the Administrative Headquarters for the Board of Education pursuant to C. O. Sections 1256.03 property located at 18199 Cook Road, PPN 396-19-002 zoned Public Facility.
- b) Site Plan approval for the Strongsville Board of Education for its Administrative Headquarters for the property located at 18199 Cook Road, pursuant to C. O. Sections 1256.03 and 1256.09 PPN 396-19-002 zoned Public Facility.

Mr. McDonald – Item Number Four, Strongsville Board of Education, please step forward and state your name and address for the record.

Mr. Donnelly – Mark Donnelly, 13200 Pearl Road, Strongsville, Ohio 44136.

Mr. McDonald – Thank you, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there are no setback, ground coverage or parking or other Zoning Compliance issues associated with this request and approval is recommended. From Engineering there is no report on Item a and Item b, as discussed in Caucus, we will meet with the applicant with the Engineering and Service Departments to review any drainage issues that may be on site. Thank you.

Mr. McDonald – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, regarding Item a, a Certificate of Occupancy is required. The applicant should make application for that and we will then issue that C of O after inspections. Regarding Item b, there is no report. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We are in a position to act on both of these, if approved it would need to have confirmation by City Council.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Strongsville Board of Education.

Mrs. Walker– Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker– I move to give favorable consideration for Change of use from the former Zellers Elementary School to the Administrative Headquarters for the Board of Education pursuant to C. O. Sections 1256.03 property located at 18199 Cook Road, PPN 396-19-002 zoned Public Facility.

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mrs. Walker– Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker– I move to give favorable consideration for Site Plan approval for the Strongsville Board of Education for its Administrative Headquarters for the property located at 18199 Cook Road, pursuant to C. O. Sections 1256.03 and 1256.09 PPN 396-19-002 zoned Public Facility.

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. McDonald - 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.

Gregory McDonald, Chairman

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

Approved