

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

August 13, 2015

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, August 13, 2015 at 7:30 p.m.***

Present: Planning Commission Members: Charlene Barth, Chairwoman, 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:

ARCHITECTURAL JUSTICE: Mrs. Daley stated that this application is for three separate approvals. They are going to completely raze the existing building that is there right now. The parking lot is all coming out so everything is going to be brand new and it will look good. They will have two drives, one on Westwood and one on Pearl. They are closing the southernmost drive on Pearl. They did receive a number of variance from the BZA so with those variances George does not have any issues with any of the setbacks. From Engineering the plans are in approvable form. Mr. Foulkes stated that from the Building Department there were a couple of items. One is the new Code does require an accessible route from the public way so you will need to provide a main access up to the front door. We also need some clarification on the kitchen equipment, both the café area and the training area. We don't have any details on that, whether it requires a hood, so we will need that information. Also, if there is any cooking oils that are recyclable, it has to be in the building or in the ground, not sure if you will be doing any grease laden cooking. The last thing is the dumpster, originally I believe it was located on the west side and now it is moved around the back. Our Code requires a masonry enclosure around it and I am not sure how that is going to be facilitated back there, so we will need more information on that. Mr. French stated that, as with the Building Department, we would like to know your plan for food processing, what kind of food you are serving and cooking and whether you will need a type 2 hood. We would also need a Knox box on the building as required for all new construction. Mr. Kolick asked about the two outside eating areas, one in front and one in the rear, are these for employees or is there a reason you split this up? Mr. Justice stated that there was a patio in the rear so they thought they would use it. Mr. Kolick stated that there were bollards around where they were necessary. Item "a", we are in a position to act on it. Item "b", we are in a position to act on it. Item "c" if you act on it favorably, needs to be made subject to the Building and Fire Department reports.

TDK ACADEMY: Mrs. Daley stated that this applicant is moving into an existing tenant space out on Pearl Road, it is the Paul Davis Restoration building. They did need to go

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to the BZA for exceeding the square footage on the floor area, 5,000 SF is code and they have 6,894 SF. They did receive that variance from the BZA and the City Planner states that it is in approvable form. There is no report from the Engineering Department. Mr. Foulkes stated that from the Building Department there is no report. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter this evening.

WESTWOOD COMMONS I, II AND SHAEFFER PROPERTY: Mrs. Daley stated that this application is at Pearl and Westwood. A new multi-tenant retail building up front on Pearl and they have also purchased the existing building right next to the north so they are going to renovate that. Mayor Perciak stated that this would be a great thing to clean up that corner. Mrs. Daley stated that they do have 2 access points. The further most drive on Pearl Road which is the existing drive back to that building and a drive off of Westwood which will be good so that anyone wanting to turn left onto Pearl can come out here to the signal. They are also showing some improvements here to make a dedicated right turn on Westwood onto Pearl, opening that up a little bit so that will make that flow much better in there. There are a number of variances that I will go through on the floor on all three of these. They do want to push this one building out front closer to Pearl Road so they will need setback variances on that, setbacks for the parking and again they are going to keep this parcel separate from this consolidated parcel here so you are going to have the parking lot that crosses that lot line so there will be a number of variances here. Mayor Perciak stated this is the first major redevelopment that we've got going in our downtown since 1979. This is a big plus for our community and it is going to bring a whole brand new life and a whole new image to our Commons and to our downtown. This is something that we have been waiting for years and years. With what is happening on the corner and then this, you never know how contagious this will be and where this will gravitate to next. I think this is a brand new beginning for our downtown. Mrs. Daley stated that from Engineering, we will need final plans after the BZA. We will need some cross easements, ingress/egress, utility and the only other comment that I had unless it is not possible, this existing building right now is located on two separate parcels. Mr. Kolick stated that they should be able to consolidate that lot. I understand why you are saying that you cannot consolidate for financing this, this and this but if you don't consolidate that then there will be more variances that you will need if you keep this as two parcels. Mr. Catanzarite stated that they can consolidate that. Mrs. Daley stated that that was the only thing that she had. Mayor Perciak stated that this is going to be a complete facelift there and then it is going to help with the Historical Village and everything that is back there. It will clean all that up and that whole center downtown. Mr. McDonald asked if they were doing anything on the Schaeffer parcel. Mayor Perciak stated that they were just putting parking there and that was all. The Mitchells is going on the Schaeffer's other parcel. Mr. Foulkes stated that from the Building Department, the trash enclosure should be verified and

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then there is also, because it abuts a residential district, the Commission could stipulate a wall or some kind of separation of the sites. The bollards would need to be on any of those patios and again the recyclable grease storage. Mr. French stated that from Fire, the initial review of this property would be very well served if they had a private hydrant on it in an island in the parking area. There are hydrants in this area but unfortunately they are on the west side of Pearl Road. Mr. Michael Catanzarite stated that they would add any required fire hydrants. Mr. Kolick stated that he did not feel that they had this pinned down yet to know that these are restaurant parcels for bollards yet, this is sort of a conceptual plan. Mr. Catanzarite stated that was correct. Mr. Kolick stated that they would come back later when tenants were finalized and then we can look at the conditional use for the individual tenants. At this point we will need to deny the three of these and they will need to have variances throughout. I am working with them on the cross easements that are required. They will go to BZA and in the meantime they can start looking at some of the screening and finish their engineering drawings and so forth. The Mayor stated that we worked very closely with NOACA on a complete plan on this thing, not only did we work with NOACA but we have had public meetings we invited the public, we got input and that plan will also be a part of the TIF Ordinance that Council is going to receive at their, I believe, September meeting but we made certain that this was completely looked at by another whole set of eyes and another different committee and by people that do this every day so whatever we can benefit from that we want to benefit from it because it is a redevelopment.

DUNKIN DONUTS: Mrs. Daley stated that this applicant is going in at Rt. 82 and West 130th next to Mike O'Donnell's property. They went to the BZA for the variances and they were granted so the City Planner is good with the site plan. From Engineering we did give their engineer a list of comments and he is working on making those revisions. A couple just to note, there is an existing 18" storm sewer that runs along the front of this property that is in an easement and that drains water from the intersection of 130th and 82 and they are going to be extending that sewer out so we did ask that they give the City an easement over the extension because drain the roadway. We want to make sure that we take care of that. Also, to get that storm sewer in and to drain properly they are going to need to do some grading on the adjacent property right along the right of way there. We have asked that they contact that property owner and if we just get a letter from them that they give permission to go on and do the grading work that is all we will need there. Mr. Foulkes stated that the last time they asked them to show the public sidewalk which they did in this drawing but we just need to see an accessible walkway from there to the front door. Mr. French stated that this is approvable. They have a hydrant in the front of this building and have relocated it a few feet off the drive. They will also need a Knox box on the building for emergency access. Mr. Kolick stated that the Commission is in a position to act on this but that if you approve it it needs to be made subject to the Engineering and Building reports tonight. Also at BZA a number of

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those residents asked that they do something to deaden some of the sound from the menu board and your representatives said that you would. Since they are open at 5:00 a.m. they don't want to hear someone coming in and ordering a dozen donuts. As long as you deaden the sound there by either some screening or whatever, I don't anticipate a big problem because they are on the other side of Rt. 82 but they were up there complaining. Mrs. Oprea stated that the ARB asked for a revised landscaping plan to include an additional tree and to switch out some of the plant materials. Mr. Kolick stated that it should be made subject also to the ARB report. Mayor Perciak stated that this is a good improvement on that end of Rt. 82.

STRONGSVILLE VFW: Mrs. Daley stated that this application is for the addition of roughly 450 SF cold storage room on the east side of the building. There are no issues from the City Planner. From Engineering it is in approvable form. Mr. Foulkes stated that from the Building Department it is in approvable form. Mr. French stated that the exterior door leads to the door outside and it is not a required emergency exit. It is in approvable form. Mr. Kolick stated that the Commission can act on this matter and that if approved it would need to be confirmed at City Council.

PACIFIC DATAVISION: Mrs. Daley stated that this application is to place a new antenna on the monopole at Boston and Pearl and a new cabinet. From the City Planner, there are no issues. From the Engineering Department there is no report. Mr. Foulkes stated that from the Building Department it is in approvable form but that they would need a \$25,000.00 Removal Bond. Mr. French stated that there was no report from Fire. Mr. Kolick stated that Item "a" you can act on and Item "b" you can act on subject to the receipt of the \$25,000.00 Removal Bond.

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

Roll Call:

Members Present:

Mrs. Barth
Mrs. Walker
Mr. McDonald
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.

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REVISED AGENDA

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to use the Revised Agenda for this evening.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mrs. Barth – You have had a chance to review the minutes of June 25, 2015 and July 9, 2015. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

ARCHITECTURAL JUSTICE/ James Justice, Principal

a) Certificate of Appropriateness for the 6,000 SF Site Plan and two (2) Wall Signs for Architectural Justice located at 13593 Pearl Road, PPN 396-10-006 zoned General Business.

b) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to utilize approximately 750 SF as outdoor patios with a maximum seating of 48 for property located at 13593 Pearl Road, PPN 396-10-006 zoned General Business.

a) Site Plan approval of the 6,000 SF building and parking lot renovations to be used as a full service design/remodeling center and cafe for Architectural Justice, property located at 13593 Pearl Road, PPN 396-10-006 zoned General Business. *BZA Variances Granted 7-8-15. ARB Favorable Recommendation 5-19-15.*

Mrs. Barth – Item Number One, I open the Public Hearing for Architectural Justice, anyone wishing to speak in favor, please step forward and state your name and address for the record.

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Mr. Justice – James Justice, 2462 Pearl Road, Medina, Ohio. I am in favor of the project.

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 project has received both building and parking setback variances from Pearl Road and parking setback variances from Westwood Drive and adjacent properties. The Board of Zoning Appeals also granted a parking variance to permit the total number of parking spaces to be 17 as indicated on the site plan. The site plan is in compliance based on the variances previously obtained and it is recommended that the Planning Commission grant approval. From Engineering there is no report on Item “a” or “b” and Item “c”, the site plan is in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, there is no report on Item “a” or Item “b”. On Item “c”, the site plan, we would like to see an accessible walk put in from the public way to the main entrance of the building to comply with the accessibility standards. We would also like some clarification on the kitchen equipment in both the café area and the culinary school on the second floor. We would also like some clarification on the dumpster that is located at the rear of the building and the enclosure that may be around it. We would also like to note to the applicant that any recycled cooking oil is required to be stored indoors or in the ground. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, like the Building Department, we would like clarification of the kitchen appliances and their cooking processes and whether it will need a commercial type 2 hood for any grease laden vapors. A Knox box on the building for emergency access is required on all new construction. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. Items “a” and “b”, we are in a position to act on them. Item “c” we are in a position to act on but if approved it should be made subject to the Building and Fire Department reports read here this evening.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for a Certificate of Appropriateness for the 6,000 SF Site Plan and two (2) Wall Signs for Architectural Justice located at 13593 Pearl Road, PPN 396-10-006 zoned General Business.

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 Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to utilize approximately 750 SF as outdoor patios with a maximum seating of 48 for property located at 13593 Pearl Road, PPN 396-10-006 zoned General Business.

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 the 6,000 SF building and parking lot renovations to be used as a full service design/remodeling center and cafe for Architectural Justice, property located at 13593

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Pearl Road, PPN 396-10-006 zoned General Business, subject to the reports of the Building and Fire Departments as read this evening.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

TDK ACADEMY/ Ronald A. Mifflin, Agent

Conditional Use Permit pursuant to C.O. Sections 1258.03(a)(3)(E) and 1242.07 to utilize 6,894 SF of tenant space as a martial arts studio for property located at 17910 Pearl Road, PPN 394-25-006 zoned General Business. **BZA Variance Granted 7-22-15.*

Mrs. Barth – Item Number Two, I will open the Public Hearing for TDK Academy. Anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Mifflin – Ron Mifflin, 17910 Pearl Road, Strongsville, Ohio 44136.

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 Board of Zoning Appeals granted a variance to permit the operation to exceed the Code limitation of 5,000 square feet of floor area. It does not appear that the proposed use will create any increased impacts on adjacent parcels, increased environmental issues or increased parking demands. 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, 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.

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Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. You are in a position to act on this matter this evening. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to C.O. Sections 1258.03(a)(3)(E) and 1242.07 to utilize 6,894 SF of tenant space as a martial arts studio for property located at 17910 Pearl Road, PPN 394-25-006 zoned General Business. **BZA Variance Granted 7-22-15.*

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATIONS:

WESTWOOD COMMONS I/ Tim Dean, Agent

Site Plan approval of the exterior renovations of an 11,900 SF building located at 13309-13359 Pearl Road, PPN 396-10-001 and 002 zoned General Business.

WESTWOOD COMMONS II/ Tim Dean, Agent

Site Plan approval of a 10,887 SF multi-tenant building to be located at 13451 Pearl Road, PPN 396-10-003, 004, 005 and 010 zoned General Business.

WESTWOOD COMMONS-SCHAEFFER PARCEL/Tim Dean, Agent

Site Plan approval of a 0.2948 acre parcel located at 18910 Westwood Drive PPN 396-10-010 zoned General Business.

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

Mr. Dean – Tim Dean 13000 Darice Parkway, 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, this request is for site plan approval of the development of three (3) parcels of land all zoned General Business. The applicant intends to develop the parcels with a multi-tenant commercial building and to renovate the existing multi-tenant building. The applicant proposes to retain the three parcels rather than consolidating them into a single development parcel. As a result, there are numerous variances that will be required for setbacks. For Item 3, which is Westwood Commons I, there will be 5 variances need; the number of parking spaces, front building setback, front parking setback, rear parking setback and side parking setback. For Item 4, Westwood Commons II, there are four (4) variances required; the lot width, front parking setback, rear parking setback and side parking setback. Item 5, Westwood Commons-Schaeffer Parcel, there are also 5 variances required; lot width, front building setback, front parking setback, rear parking setback and side parking setback. From Engineering on all three of these items, we will just need final engineering plans. We will also need some cross easements for ingress/egress, utilities and parking. Also, on Item 4, Westwood Commons II, right now that existing building is located on two (2) parcels, so if we could just have those two (2) parcels consolidated. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, for both Items 3 and 4, the plans are in approvable form subject to any future outdoor eating patios, that bollards are appropriately installed. Also, any recyclable cooking oil associated with any restaurants into those spaces be stored indoors or in the ground. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, on Items 3 and 4, the Fire Department requests a yard hydrant be placed on a protected island on this property to better serve this site for fire protection. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

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Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval of a 0.2948 acre parcel located at 18910 Westwood Drive PPN 396-10-010 zoned General Business.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Nays

DENIED

Mrs. Barth – As you know Tim, you have been denied so that you can proceed to BZA for the necessary variances. The BZA meeting is August 26th. I can speak, I am pretty sure, on behalf of many citizens how grateful we are for to see this project taking place. What a renovation to downtown Strongsville.

DUNKIN DONUTS/ Elizabeth Eaken, Agent

Site Plan approval of a 2,525 SF Dunkin Donuts to be located at 13128 Royalton Road, PPN 398-29-019 zoned R-RS. **BZA Variance Granted 7-22-15. ARB Favorable Recommendation 8-11-15.*

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

Ms. Eaken – Elizabeth Eaken, DS Architects, 136 N. Water Street, Kent, 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 BZA did grant the variances for the number of onsite parking spaces as well as the parking setback. Therefore, based upon the variances the site plan is now in compliance and approval is recommended. From Engineering we did submit some comments to the applicant's engineer so we will just expect revised plans sent back. Also, there is an existing 18" storm sewer that they are going to be extending that picks up roadway drainage and we had asked the applicant to place that in a storm sewer easement granted to the City. Along with the storm sewer, they will need to do some grading on the adjacent property so if we could get a letter from that owner that allows the applicant to enter their property to grade. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

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Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, the plans are in approvable form subject to an accessible walkway shown from the public way to the main entrance and also any recyclable cooking oil being stored indoors or in the ground associated with that restaurant. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, a knox box is required on the exterior of the building for all new construction per the Strongsville Fire Code. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. If you act favorably it would need to be made subject to Engineering, Building and ARB. As I mentioned in Caucus they were looking for some noise protection around the menu board for those early morning hours. ARB approved it but with revised landscaping plans and we are still waiting for those revised plans. It should be made subject to those four (4) items.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval of a 2,525 SF Dunkin Donuts to be located at 13128 Royalton Road, PPN 398-29-019 zoned R-RS, subject to the Engineering, Building and ARB Reports as well as noise protection around the menu board.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

STRONGSVILLE VFW/ Ted Macosko, Agent

Site Plan approval of a 456 SF building addition to be used for cold storage to the existing VFW building located at 17900 Strongsville Blvd., PPN 395-05-014 zoned Public Facility.

Mrs. Barth – Item Number Seven, Strongsville VFW, please step forward and state your name and address for the record.

Mr. Kavasager – Roger Kavasager, 17900 Strongsville Blvd., 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 proposed addition will comply with all of the requirements of the Zoning code for civic uses in Public Facility Districts 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, the plans are in approvable form. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, the plans are in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. You are in a position to act on this and if approved it would need to be forwarded to City Council for confirmation. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval of a 456 SF building addition to be used for cold storage to the existing VFW building located at 17900 Strongsville Blvd., PPN 395-05-014 zoned Public Facility.

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Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

PACIFIC DATAVISION/ Caleb Sheng, Agent

a) Determination that the proposed modification does not substantially change the physical dimensions of the tower or base station for the facility located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

b) Site Plan approval for the installation of 3 new antennas on an existing tower and a 10' x 10' equipment cabinet within the existing fenced compound located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

Mrs. Barth – Item Number Nine, Pacific DataVision, there is no representative present. We will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, since everything is taking place on the existing tower and within the existing compound, there are no zoning setback issues associated with this request. There will be minimal visual impact as the antennas will be mounted above 260 feet on the existing tower and approval is recommended. From Engineering there is no report on Item “a” and on item “b” the plans are in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, on Item “a” there is no report and on Item “b”, we will need a Removal Bond in the amount of \$25,000.00. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, there is no report on Item “a” or “b”. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. You are in a position to act on Item “a” and on Item “b” if acted on favorably should be made subject to the receipt of a Removal Bond in the proper legal form. Thank you.

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Hearing no other business to come before the Commission, the Chairman adjourned the meeting.

Charlene Barth, Chairman

Carol M. Oprea 

Carol M. Oprea, Recording Secretary

Approved