

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

**September 24, 2015**

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, September 24, 2015 at 7:30 p.m.***

Present: Planning Commission Members: Scott Maloney, City Council Representative Mary Jane Walker, Brian David and Thomas Stehman; Mayor Thomas P. Perciak; 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:

**WESTWOOD COMMONS I:** Mrs. Daley stated that this proposal is for site plan approval of a 10,887 SF multi-tenant building to be located at 13451 Pearl Road. They did submit this drawing that shows the walkway connection from the Architectural Justice piece back there. From the City Planner there were no issues. They did have some variances and they did go to the BZA and the variances were granted subject to this connection which is why they are showing that on the plans. They are showing outside patios and seating but that is not part of the approval and the tenants will come back for the patios at a future date. They are showing their screening, the relocated dumpsters, all those were issues that were brought up at BZA. From Engineering the plans are in approvable form subject to a SWPPP binder being submitted and a review of the revised plans. We have already been in contact with their engineer and they are making those revisions. Mr. Foulkes stated that the ARB had given favorable recommendation on 9-22-15. The dumpster was relocated and screening was approved. From the Building Department the plans are in approvable form. Mr. French stated that from the Fire Department originally we were calling for a yard hydrant in the parking area. Since then we have met with the applicant and they say that they are fully sprinklering both buildings. They are putting in a hydrant specifically for us on Pearl Road on the east side and the other hydrants are on the west side. We don't want to stretch the line all the way across the road and tie up traffic so that is a good thing where they'll have their vaults and a fire department connections. We are for this new system that they are proposing. A Knox box is required by the Strongsville Fire Code on both buildings. Mr. Kolick stated that the BZA put on two conditions and they redid their plans to do that, they moved over one of the concerns where they had a trash container for the restaurants right where the deck outside a patio was for Architectural Justice and they complied with what the BZA asked them to do. There is still a trash container there but that is limited to the Schaeffer building and they are going to show it as such. They wanted this connection so that someone who is buying something over here and coming over here for a cup of coffee could just walk through rather than having to drive on Pearl Road and they complied with that too. It is

going to be up to this property owner then to take the walkway where he wants to on his parcel but they did everything that they could on their part to connect it. So we are ready to go with that. There are some overall, because this is being completed as a TIF, there are some overall easements that they need to get to the City. They are aware of it and are working on the legal descriptions, we are working up those documents and their final Covenants and Deeds that I have reviewed and approved but we could not put them in final form until all this stuff got done. Your site plan on I, II and III all need to be made subject to Engineering, subject to the easements to the City, receipt of my office, these easements to the City and subject to those final Covenants and Deeds and they are in order they just need to get final signed documents to my office.

**WESTWOOD COMMONS II:** Mrs. Daley stated that this proposal is for the exterior renovations of an existing 11,900 SF building located at 13309-13359 Pearl Road. From the City Planner there were no issues. They did have some variances and they did go to the BZA and the variances were granted. They are showing outside patios and seating but that is not part of the approval and the tenants will come back for the patios at a future date. They also submitted their lot consolidation because that was located on two parcels. The existing building is located on two parcels. They are going to consolidate those into one so that will clean that up so we have no issues with that. From Engineering there is no report on Item "a". Item "b" is in approvable form and on Item "c" the plans are in approvable form subject to a SWPPP binder being submitted and a review of the revised plans. From the Building Department the plans are in approvable form. Mr. French stated that this is the same report as Number One. Mr. Kolick stated that any approval forthcoming should be made subject to the Engineering Report and receipt of the easements and final Covenants and Deeds by my office.

**WESTWOOD COMMONS-SCHAEFFER PARCEL:** Mrs. Daley stated this proposal is for site work related to the Westwood Commons I project. From the City Planner there are no issues. From the Engineering Department the plans are in approvable form subject to a review of the revised plans. From the Building Department the plans are in approvable form. Mr. French stated that there was no report from Fire. Mr. Kolick stated that any approval forthcoming should be made subject to the Engineering Report and receipt of the easements and final Covenants and Deeds by my office.

**SIEDEL FARMS:** Mrs. Daley stated that this proposal is for an extension of time on the previous approval for Siedel Farms, Phase 4 it's the one cul de sac street that comes off of Olde Creek Trail that was just put in there. It is the single family homes on the west side. From the City Planner approval is recommended. From Engineering there is no report. Mr. Foulkes stated that from Building there is no report. Mr. French stated that

from the Fire Department there is no report. Mr. Kolick stated that nothing has changed from the prior approval it is just a matter of approving a timeline because it is only good for a year. They are just requesting a time extension so you should be in a position to act on this matter.

**COMMONS AT SOUTHPARK:** Mrs. Daley stated that this proposal is for renovations converting the former Giant Eagle building into a multi-tenant facility to include 5 retail tenants and 3 restaurant uses. They are going to do some minor changes to the parking lot to make the flow better because now instead of this just being a blank side of the building, it is going to be the front where they will have a couple of different tenants that come in here so they wanted to change this parking here so that the tenant's customers could utilize that. No real change to the flow of traffic, just repurposing that a little bit. The existing truck dock that is located on the north side is going to be redone and that is going to be a patio for a restaurant that they are putting in this corner and they'll have all of their truck docks on the south side so they will be nicely shielded from residents in the back and then out front. They have an internal corridor inside the building so that they can have all of their deliveries done on the inside. It will be nice and clean. From the City Planner, he had no issues, he thought that this was a very good use for that existing building. He had the same comment on the Westwood Commons that they are showing the patios outside but they will have to come back with the individual tenants to get their conditional use permits for that. From Engineering the plans are in approvable form. Mr. Foulkes stated that from the Building Department it is in approvable form. Mr. French stated that from the Fire Department we have been in talks with their sprinkler contractor. There are certain ways we may want this to benefit both us and them in the long run to lay out their sprinkler system. Mr. Foulkes stated that the existing building is suppressed. I think what Randy is referring to is how they are going to monitor those spaces now because it was one space and now it is several. The Fire Department typically likes to know the specific tenant space where activity is happening. It is going to be broken up into spaces. Mr. French stated that they show on the plans that they left the risers there but they tore out all the rest of the sprinkler piping in there so they are going to completely, I am assuming, reconfigure it. Mayor Perciak asked if all 8 tenants were locked in. Mr. Foulkes stated that they did not, there are 3 names that are confirmed but there are 2 more potential restaurants and another retail. They worked with us, there were some issues that they had to deal with and that lead to the interior distribution corridor to deliver all the materials inside the building which works out better for everybody. Mr. Kolick stated that should this matter be approved it should then be forwarded to City Council for confirmation. It will dress it up instead of just a plain wall there. Now you will see storefronts there, they will hide the truck dock on the other side where nobody is going to see it. The plan seems to work. You are approving the shell not the tenants, the individual tenants will have to come back just like they did on Westwood Commons, they will have to come back when they

know who the tenant is going to be and what size they need, bollards and all that into the parking lot if they have outside eating. Mr. Foulkes stated that they would also have to come back for the signage too because this is changing the whole sign program.

**ORDINANCE NO. 2015-186:** Mrs. Daley stated that this is a rezoning on Royalton Road on the same side of the street as Sheetz. It is for an extended care facility. Mayor Perciak stated that the property had been vacant forever and to the north is Siedel Farms, further down the street is Christ Church. It is a difficult parcel but for what they want to use it for it will work. Mr. Maloney stated that all the existing facilities are full and have waiting lists. There is clearly a market for more.

**ORDINANCE NO. 2015-187:** Mr. Kolick stated that is for a rezoning at Drake and Pearl. It is a vacant parcel across from the Hospice. Mayor Perciak stated that there would be 66 units in this one and it is going to be mostly memory care. The problem we will have is that the roads are just going to get bottled up that at Drake and Pearl. We just made the right turn lane for the Get Go. We are going to need some additional access here as this goes up because in the front of this place, Mr. Ripepi bought the parcel and if he starts building there will be all kinds of activity there. The sale of this land is contingent on all the approvals. Mr. Kolick stated that this parcel has one stub that leads out to Pearl. It doesn't go all the way down to Drake, It just has one stub to give it access onto Pearl the traffic flow will come off the internal road. Mr. Maloney asked if there would be ingress and egress onto Pearl. Mr. Kolick stated that there would not be, there may be signage there but that is all.

**COMPREHENSIVE PLAN:** Mr. Kolick stated that the Comprehensive Plan if you may recall, the Planning Commission made a recommendation to our City Planner and we got up to City Council and they made some recommendations so he incorporated those. There was a lot of clean up on the clerical items and some math but the substantive provisions went to the development here of Pearl and Westwood that were talked about here tonight. Some substantive provisions about connecting roadways between these parking areas which is something that Planning Commission brought up. I can speak to that on the floor. You will need a motion to approve the amended version tonight.

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

Roll Call:

Members Present: Mr. Maloney  
Mrs. Walker  
Mr. David  
Mr. Stehman  
Mayor Perciak

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



Mrs. Walker – I move to nominate **Scott Maloney** as Temporary Chairman for the Meeting and request that the nominations for Chairman be closed and that this individual be unanimously elected.

Mr. David – Second.

Mr. Maloney – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

### **APPROVAL OF MINUTES**

Mr. Maloney – You have had a chance to review the minutes of August 13, 2015. If there are no additions or corrections they will stand as submitted.

### **WESTWOOD COMMONS I/ Tim Dean, Agent**

- a) Certificate of Appropriateness for the 10,887 SF Site Plan, for Westwood Commons I located at located at 13451 Pearl Road, PPN 396-10-003 zoned General Business.
- b) Site Plan approval of a 10,887 SF multi-tenant building to be located at 13451 Pearl Road, PPN 396-10-003 zoned General Business. *\*BZA Variance Granted 8-27-15. ARB Favorable Recommendation 9-22-15.*

### **NEW APPLICATIONS:**

Mr. Maloney – Item Number One, Westwood Commons I, please step forward and state your name and address for the record.

Mr. Bennett – Rod Bennett, Hershmann Architects, 25001 Emery Road, Cleveland, Ohio.

Mr. Coyne – Travis Coyne, Don Bohning and Associates, 7979 Hub Parkway, Valley View, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the site plan proposed is a new multi-tenant commercial building containing 10,877 SF of floor area. The proposed development plan for this parcel did require 6 variances, all of those variances were approved by the Board of Zoning Appeals subject to appropriate cross parking and

access easements, proper screening, relocation of a dumpster and a provision of a pedestrian walkway. All of those items were addressed by the applicant. The Architectural Review Board has also approved the screening plan and the dumpster has been relocated. With these approved variances the site plan is in compliance with the zoning code and is in approvable form. Just to note, there are patios that are shown on these plans, the applicant will have to come back in to Planning Commission for approval of the restaurants and outdoor seating and a Conditional Use Permit when those tenants come back. From Engineering the plans are in approvable form subject to a Storm Water Pollution Prevention Binder being submitted and a review of the revised plans. We have been in contact with the applicant's engineer and they are working on those revisions now. Thank you.

Mr. Maloney – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, there is no report on Item "a" and on Item "b" the site plan is in approvable form. Thank you.

Mr. Maloney – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, originally the Fire Department was asking for a yard hydrant to be included with this plan in the parking area of this plaza and since then we have had meetings with the applicants. This building, both I and II will be fully sprinkler protected. They will provide a new hydrant on Pearl Road on the east side where the fire vaults are going to be to control the systems for these buildings. That is satisfactory for the Fire Department. Strongsville Fire Code requires knox boxes on both of these buildings. Thank you.

Mr. Maloney – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. These are all within the Town Center District so you have the Certificate of Appropriateness as noted on Item "a" on each one of these. On number one in the Commons one, the BZA attached two conditions in granting of the variances, both of which they have complied with. One is that they make the one dumpster limited to the Schaeffer parcel and that they will post that as such. It is just that being for the Schaeffer parcel only. The second one is there had to be a connection to the corner parcel to try to encourage pedestrian traffic so that you wouldn't have to get in and out of your car and go around Pearl Road and add to the traffic problems. They did that as well. They took that connection from their parcel and it will be up to the owner of the Architectural Justice parcel to take that through its parcel where it is going to go. It complied with what we wanted. The second item on the site plan, there will be three items, if you act favorably, it will be made subject to the engineering report as heard this evening. There are easements that need to go to the





zoned General Business.

- b) Parcel Consolidation of PPN's 396-10-001 and 396-10-002 located on Pearl Road zoned General Business.
- c) 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.  
*\*BZA Variance Granted 8-27-15. ARB Favorable Recommendation 9-8-15.*

Mr. Maloney – Item Number Two, Westwood Common II, Mr. Bennett and Mr. Coyne remain at the microphone.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, this site plan proposes the renovation of the existing 11,900 SF, single story, multi-tenant building. This development plan required 5 variances; again, they were all approved by the Board of Zoning Appeals, subject to the same stipulations as Westwood Commons I. This application also includes a lot consolidation. With the approved variances the site plan is in compliance with the zoning code and is in approvable form. Also the lot consolidation is in approvable form. Just a note, the same as in Westwood Commons I, the same comment with the patios. They will have to come back for approval on the restaurants and any outdoor seating. From Engineering the lot consolidation is in approvable form, and the plans are in approvable form again subject to the SWPPP Binder being submitted and receipt of the revised plans. Thank you.

Mr. Maloney – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, there is no report on Item “a” or Item “b”. Regarding the site plan, the plans are approvable and I would also like to note that the ARB did give this favorable recommendation on 9-8-15. Thank you.

Mr. Maloney – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, the same report as in Westwood Commons I. Thank you.

Mr. Maloney – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. If this is going to be approved you would need to attach the same three conditions on Item “c” and you are certainly in a position to act on all three of these items this evening.

Mr. Maloney – Are there any questions or comments? Hearing none, I would entertain a motion for Westwood Commons II.

Mrs. Walker – Mr. Chairman.

Mr. Maloney – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Certificate of Appropriateness for the 11,900 SF Site Plan for Westwood Commons II located at located at 13309-13359 Pearl Road, PPN 396-10-001 and 002 zoned General Business.

Mr. David– Second.

Mr. Maloney – Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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Mrs. Walker – Mr. Chairman.

Mr. Maloney – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Parcel Consolidation of PPN's 396-10-001 and 396-10-002 located on Pearl Road zoned General Business.

Mr. David– Second.

Mr. Maloney – Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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Mrs. Walker – Mr. Chairman.

Mr. Maloney – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for 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 subject to the report of the Engineering Department and the Law Department as read here this evening.

Mr. David– Second.

Mr. Maloney – Secretary please call the roll.

Roll Called All Ayes APPROVED

**WESTWOOD COMMONS-SCHAEFFER PARCEL/Tim Dean, Agent**

- a) Certificate of Appropriateness for a 0.2948 acre parcel located at 18910 Westwood Drive PPN 396-10-010 zoned General Business.
- b) Site Plan approval of a 0.2948 acre parcel located at 18910 Westwood Drive PPN 396-10-010 zoned General Business. *\*BZA Variance Granted 8-27-15.*

Mr. Maloney – Item Number Three, Westwood Commons – Schaeffer Parcel, Mr. Bennett and Mr. Coyne will remain at the microphone and we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the existing office building on the subject site will remain unchanged. This parcel also required 3 variances, all of which were granted by the Board of Zoning Appeals and with the approved variances the site plan is in compliance with the zoning code and is in approvable form. From Engineering the plans are in approvable form subject to a review of the revised submission. Thank you.

Mr. Maloney – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, there is no report on item “a” and the site plan is in approvable form. Thank you.

Mr. Maloney – Mr. French.

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

Mr. Maloney – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. It would be the same three conditions on the site plan if it is approved. Thank you.

Mr. Maloney – Are there any questions or comments? Hearing none, I would entertain a motion for Westwood Commons – Schaeffer Parcel.



Mrs. Daley – Thank you Mr. Chairman. From the City Planner, approval of the Siedel Farms Subdivision, Phase 4 time extension is recommended. From Engineering there is no report. Thank you.

Mr. Maloney – Thank you, Mr. Foulkes.

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

Mr. Maloney – Mr. French.

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

Mr. Maloney – Thank you, Mr. Kolick.

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

Mr. Maloney – Are there any questions or comments? Hearing none, I would entertain a motion for Siedel Farms.

Mrs. Walker – Mr. Chairman.

Mr. Maloney – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Extension of time until October 9, 2016 for the Preliminary and Final Subdivision Development Plan for the proposed Siedel Farms SFD & CD, Phase 4 to consist of 20 Single Family Sublots. PPN's, 392-13-001 and 003, zoned R1-75, previously approved on October 9, 2014.

Mr. David– Second.

Mr. Maloney – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**COMMONS AT SOUTHPARK/ Steve Greenberger, Agent**

Amendment to Final Development Plan and Site Plan approval of the renovations converting the former Giant Eagle building into a multi-tenant facility to include 5 retail

tenants and 3 restaurant uses for property located at 17887 Southpark Center, PPN 396-20-005 zoned Shopping Center. *\*ARB Favorable Recommendation 9-8-15.*

Mr. Maloney – Item Number Five, Commons at Southpark, please step forward and state your name and address for the record.

Mr. Greenberger – Steve Greenberger, 786 Nautilus Trail, Aurora, Ohio.

Mr. Whaling – Dan Whaling, Starwood Retail, 1 E. Waker Dr., Suite 3700, Chicago, IL 60601.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the applicant proposes to convert the former Giant Eagle grocery store into a multi-tenant space with 5 retail tenants and 3 restaurants. Subject site is zoned Shopping Center District. The proposed uses are all permitted uses in the Shopping Center District and comply with all of the zoning requirements. Just a note on here with the outdoor seating, they will have to come back to Planning Commission for the patios and receive their approvals and Conditional Use Permits on those. From Engineering the plans are in approvable form. Thank you.

Mr. Maloney – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form for this. I would also like to note that ARB granted favorable recommendation on 9-8-15. Thank you.

Mr. Maloney – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, the Fire Department would appreciate a meeting with the fire suppression systems contractor for this as far as the arrangement and layout of the suppression system for this building which will be all new as the old system has been completely removed. The Strongsville Fire Code requires knox boxes on this building. They do have an existing one but since this will add several tenants on, we will need multiple knox boxes for emergency access on this building too. Thank you.

Mr. Greenberger- Mr. French regarding the knox boxes we will have 10 of them on the building, one for each of the 8 tenants, one for the entrance door that leads into the service area where all the utilities are controlled and the last one where the water room is where the fire suppression and domestic water will also get a knox box on those.

Mr. French – That would set a record for a building here in Strongsville as far as Knox boxes. We can work with you on that. Multiple tenants can share.

Mr. Maloney – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We are in a position to act on it this evening. If approved it would need to be confirmed by City Council.

Mr. Maloney – Are there any questions or comments? Hearing none, I would entertain a motion for the Commons at Southpark.

Mrs. Walker – Mr. Chairman.

Mr. Maloney – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Amendment to Final Development Plan and Site Plan approval of the renovations converting the former Giant Eagle building into a multi-tenant facility to include 5 retail tenants and 3 restaurant uses for property located at 17887 Southpark Center, PPN 396-20-005 zoned Shopping Center.

Mr. David– Second.

Mr. Maloney – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. Kolick – Mr. Chairman, just for the applicants. As you confirm your tenants and any restaurant uses and any outside eating areas, get them in to us because there are other actions that we need to take to approve those tenants and approve outside eating areas. They will look at things like bollards in the parking areas.

Mr. Greenberger – We have been made aware of that and all of that information will follow forward.

Mr. Kolick – We can even do it by individual tenants, it does not have to be for all at one time, depending on your timing to help you out.

Mr. Greenberger – We should be able to do them all in one day so that we don't waste your time. Leasing has been going well and I am very pleased with the tenant mix that

we bring to this particular building. The other component like what we did at Southpark Mall several years ago, none of these tenants are vanilla boxes with the same front on them. They each have their own trade dress and so on and the building will no longer look like the Giant Eagle building especially on the north façade as you are driving down Rt. 82.

Mayor Perciak – Okay thank you.

**REFERRALS FROM COUNCIL:**

**ORDINANCE NO. 2015-186:**

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 21453 Royalton Road, in the City of Strongsville, from GI (General Industrial) Classification to PF (Public Facility) Classification PPN's 392-16-004; 392-16-005; 392-14-004; and part of 392-16-009.

Mr. Maloney – Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. This is the former B & O property on the north side of Rt. 82 just west of the railroad tracks. The applicant has proposed a use of that for Public Facility for use of Alzheimer and memory impaired individuals. Thank you.

Mr. Maloney - ORDINANCE NO. 2015-186. 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 21453 Royalton Road, in the City of Strongsville, from GI (General Industrial) Classification to PF (Public Facility) Classification PPN's 392-16-004; 392-16-005; 392-14-004; and part of 392-16-009.

Mrs. Walker – Move to give favorable consideration.

Mr. David– Second.

Mr. Maloney – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED



**ORDINANCE NO. 2015-187:**

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 vacant real estate, part of land located at 18256 Drake Road near Pearl Road, in the City of Strongsville, from GB (General Business) Classification to PF (Public Facility) Classification part of PPN 397-17-006.

Mr. Maloney – Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. This a parcel at Pearl and Drake in front of the current hospital facility. They will be accessing off an internal road. They modified their plans and the zoning request fit what we requested them to do. This again is a rezoning over to Public Facility to permit an Alzheimer's special care center. You are in a position to make a recommendation. Thank you.

Mr. Maloney - ORDINANCE NO. 2015-187. 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 vacant real estate, part of land located at 18256 Drake Road near Pearl Road, in the City of Strongsville, from GB (General Business) Classification to PF (Public Facility) Classification part of PPN 397-17-006.

Mrs. Walker – Move to give favorable consideration.

Mr. David– Second.

Mr. Maloney – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**MISCELLANEOUS BUSINESS:**

Recommendation of the Amended Comprehensive Plan.

Mr. Maloney – Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You recall we had the Comprehensive Plan before us earlier. We made a favorable recommendation to Council but there were items that this Planning Commission asked our City Planner to look at and then there were items that City Council asked to be looked at. He made those modifications to the

plan and the substantive ones had to do with the sidewalks interconnecting through the City and the connection of parking lots to try to save us from some of the traffic. There were substantive recommendations dealing with the Prospect Drake area and the single family where they connected with the Industrial area. He also looked at Pearl Westwood area that we talked about here this evening and on the other side of the road. He's done what we requested him to do both as a Council and this Commission. We are looking for a recommendation so that this can go back to City Council hopefully for final approval.

Mr. Maloney – Are there any questions or comments? Hearing none, I would entertain a motion for the Amended Comprehensive Plan.

Mrs. Walker – Mr. Chairman.

Mr. Maloney – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Amended Comprehensive Plan.

Mr. David– Second.

Mr. Maloney – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. Maloney – Is there 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.

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Scott Maloney, Chairman

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

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Approved