

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

September 8, 2016

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, September 8, 2016 at 7:30 p.m.***

Present: Planning Commission Members: Charlene Barth, Chairwoman, Gregory McDonald, and Mary Jane Walker; Mayor Thomas P. Perciak; City Council Representative, Michael Daymut; 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:

ORANGE THEORY FITNESS: Mrs. Daley stated that this application is to locate a fitness facility in the Commons of Southpark which is the old Giant Eagle building between Michaels and Core Life Eatery. They are coming in for a Conditional Use Permit. From the City Planner approval is recommended. From Engineering there is no report. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter.

CHESNUT LAKE APARTMENTS: Mrs. Daley stated that this application is for a lot consolidation that would combine 8 existing parcels into a single parcel containing a total of 33.725 acres. The resulting parcel would have frontage on Whitney Road and would combine all of the Chestnut Lake Apartment parcels. From the City Planner, the new parcel would meet all of the requirements of the Zoning Code. The plat will not impact any of the existing setbacks and approval is recommended. From Engineering the plans are in approvable form. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that this is something that we had asked them to do to clean up the situation there with setbacks and all of that and put it into a larger parcel. They are doing what we requested and the Commission can act on this matter.

MEGHAN AND JOSEPH RUGGIEREO, NICHOLAS AND LAUREN CATANZARITE AND ANTHONY AND ANDREA CATANZARITE: Mrs. Daley stated that this is at the south end of Saddlebrook which is in Westwood Farms. There are three residents on this cul de sac that would like to put streetlights within the right of way in front of their properties. They would be 14 feet high with a decorative top. The residents are bearing the cost of the installation as well as the electricity will be tied into their homes. Everything is on them, they just need to come through us since it is in the right of way. It is just to light up the cul de sac since there are a lot of kids around there. From Engineering we have no problems with it. Mr. Foulkes stated that from the Building

Department, they would ask, based on a statement from the Fire Department, if someone were to hit those, we are going to ask for some type of address on the pole to correlate to the house it is serving. Mr. French stated that the Fire Department agreed with the Building Department's report. Mr. Kolick stated that the Commission could act on these subject to the Building Department report and subject to City Council approving the License Agreement which establishes that they will bear the cost, maintenance and upkeep.

Mrs. Barth stated that they were given an ordinance in the packet to be reviewed for the next meeting. Mr. Kolick stated that it is something that one of the Councilmen had asked us to draw up dealing with certain uses and limiting those uses from what is now permitted under the Code. You can see there that they are the pawn shops, vape shops, tattoo parlors, hookah lounges, smoke lounges and vapor lounges.

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. Daymut
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:

Mr. McDonald - Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald - I move to excuse Mr. Stehman and Mr. David for just cause.

Mrs. Walker – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

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 August 18, 2016. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

ORANGE THEORY FITNESS/ Tessa Shagovac, Agent

Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07, 1258.04(a) and 1258.03(a)(3)(E) to permit a 3,053 SF physical fitness center to be located at The Commons at Southpark, 18105 Southpark Center, PPN 396-20-005 zoned Shopping Center.

Mrs. Barth – Item Number One, Orange Theory Fitness, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Ms. Shagovac – Tessa Shagovac, 18105 Southpark Center Drive, Strongsville. I am for the project.

Mr. Fisher – Gary Fisher, Architect, 554 West 9th Street, Lorain, Ohio. I am for 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, there are no parking or other zoning issues associated with this application and 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. 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. You are in a position to act on this matter. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07, 1258.04(a) and 1258.03(a)(3)(E) to permit a 3,053 SF physical fitness center to be located at The Commons at Southpark, 18105 Southpark Center, PPN 396-20-005 zoned Shopping Center.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATIONS:

CHESTNUT LAKE APARTMENTS/ Gene Stancak, Agent

Parcel Consolidation of PPN's 395-16-002, 003, 006, 007, 008, 009, 010 and 011 located at 17721 Whitney Road zoned RMF-1.

Mrs. Barth – Item Number Two, Chestnut Lake Apartments, please step forward and state your name and address for the record.

Mr. Allen – David Allen, 17840 Heritage Trail. I represent Forest City and Chestnut Lake Apartment, the owner. This is just a cleanup matter. If we had come before you today for approval of the subdivision, as I understand, we would have been asked to consolidate the entire project. This was done 50 or 60 years ago. We were in recently, I think last year to get the Community Center approved, probably something that should have happened at that time so this is just a cleanup matter to consolidate everything.

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 new parcel would meet all of the requirements of the Zoning Code. The plat will not impact any of the existing setbacks and approval is recommended. From Engineering the plat 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. 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. As noted by the applicant, we had requested that they come in and clean up the impediments that there were. It was part of the BZA approval that they take care of this so they have come in and done what we asked them to do so we are in a position to act on it tonight. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel Consolidation of PPN's 395-16-002, 003, 006, 007, 008, 009, 010 and 011 located at 17721 Whitney Road zoned RMF-1.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

MEGHAN AND JOSEPH RUGGIERO

Addition of a street light on Saddlebrook Lane for property located at 12531 Saddlebrook Lane, PPN 392-02-094 zoned R1-100.

NICHOLAS AND LAUREN CATANZARITE

Addition of a street light on Saddlebrook Lane for property located at 12534 Saddlebrook Lane, PPN 392-02-092 zoned R1-100.

ANTHONY AND ANDREA CATANZARITE

Addition of a street light on Saddlebrook Lane for property located at 12522 Saddlebrook Lane, PPN 392-02-090 zoned R1-100.

Mrs. Barth – Item Number Three, Meghan and Joseph Ruggiero; Four, Nicholas and Lauren Catanzarite and Five, Anthony and Andrea Catanzarite, we will go right to reports, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, there is no report. From Engineering the plans are in approvable form on Items 3 4 and 5. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, they are in approvable form. We would also like to have each pole labeled with the respective property address that is providing the power to that pole for all three items. 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. We are in a position to act on this, any approval forthcoming would need to be made subject to the report of the Building Department as well as City Council approving the License Agreement, each one of these can be read separately with that same condition on each one. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Meghan and Joseph Ruggiero.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Addition of a street light on Saddlebrook Lane for property located at 12531 Saddlebrook Lane, PPN 392-02-094 zoned R1-100 subject to the report of the Building Department and City Council approval of the License Agreement.

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 Addition of a street light on Saddlebrook Lane for property located at 12534 Saddlebrook Lane, PPN 392-02-092 zoned R1-100 subject to the report of the Building Department and City Council approval of the License Agreement.

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 Addition of a street light on Saddlebrook Lane for property located at 12522 Saddlebrook Lane, PPN 392-02-090 zoned R1-100 subject to the report of the Building Department and City Council approval of the License Agreement.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mrs. Barth – Before I adjourn this evening I would like to extend our sincere appreciation of thanks to all our Policemen and Firemen in recognition for their service to our Community. We will be commemorating 911 and I am asking this Commission to take a moment of silence and remember those that lost their lives during that tragic event and their families. God Bless our Police and Firemen and God Bless America. Any other business to come before this Commission this evening? Seeing none, we are adjourned.

Charlene Barth, Chairwoman

Carol M. Oprea _____

Carol M. Oprea, Recording Secretary

Approved