

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

January 12, 2017

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, January 12, 2017 at 7:45 p.m.***

Present: Planning Commission Members: Charlene Barth, Chairwoman, Gregory McDonald, and Brian David; 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:

SHEIBAN PROPERTIES: Mrs. Daley stated that this application was for a lot split on Pearl Road. This is the parcel which has the Shinto's in one building and then the jeweler in the other. Right now that is all one parcel. He is basically going to split it right down the middle into two separate parcels. With doing that from the City Planner his is going to need some variances. There is a 200 foot width requirement because they are multi-tenant buildings and they have about 159 feet on both of those so they will need a variance for that. Then since the lot line will now be in the middle right through the parking and the drive, they will need a variance for the parking setback. From Engineering we are going to need cross easements for ingress/egress, parking, utilities, and detention. Mr. Metzker stated that Mr. Sheiban was doing this split for estate planning purposes. Mr. Foulkes stated that there was no report from Building. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission would need to deny this matter for the variances which are required and he would also need the cross easements.

ORDINANCE 2016-225: Mr. Daymut stated that we had this Ordinance in front of us to rezone the property along Royalton Road by B & O to the west, from GI to GB. On further study of the administration and Council looking at the surrounding area being all GI and going to Avery it was decided that it would be in the best interest of the City not to rezone this and set a precedent. The developer has agreed, and the City developed Ordinance 2017-001.

ORDINANCE 2017-001: Mr. Daymut stated that this Ordinance allows this certain use for the Tractor Supply in General Industrial. My recommendation would be to give an unfavorable recommendation to 2016-225 and a favorable recommendation to 2017-001. This way they can run their course through Council and have the same Public Hearing date and Council will make a determination.

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

Roll Call:

Members Present: Mrs. Barth
Mr. McDonald
Mr. Daymut
Mr. David
Mayor Perciak

Also Present: Mr. Foulkes, Asst Bldg. Com.
Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.
Mr. French, Fire Dept. Rep,
Kathy Zamrzla, Recording
Secy.

MOTION TO EXCUSE:

Mr. McDonald - Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

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

Mr. David – 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

ELECTION OF OFFICERS:

Mr. Daymut – Mrs. Chairwoman.

Mrs. Barth – Mr. David.

Mr. Daymut – I move to nominate **Charlene Barth** for Chairperson for the Planning Commission for the year 2017 and also request that the nominations for Chairperson be closed and that this individual be unanimously elected.

Mr. David – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

Mr. Daymut – Mrs. Chairwoman.

Mrs. Barth – Mr. Daymut.

Mr. David – I move to nominate **Greg McDonald** for Secretary for the Planning Commission for the year 2017 and also request that the nominations for Secretary be closed and that this individual be unanimously elected.

Mr. David – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

APPROVAL OF MINUTES

Mrs. Barth – You have had a chance to review the minutes of December 15, 2016. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

SHEIBAN PROPERTIES/ George Hofmann, Agent

Parcel split of PPN 393-34-004 located at 16938 - 17024 Pearl Road zoned General Business.

Mrs. Barth – Item Number One, Sheiban Properties, please step forward and state your name and address for the record.

Mr. Metzker – Rick Metzker, 24 Beech Street, Berea, 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, there are a couple of areas of nonconformance with our Zoning Code. On the minimum frontage, required in a General Business Zoning District is 200 feet and both of these proposed parcels will have approximately 159 feet and secondly, on the setback for the parking lot, required is 5 feet and the application shows the existing parking lots on both of the proposed parcels extend to the new property line, therefore, they will need variances from parking as well. From Engineering we will need cross easements for ingress and egress, parking, utilities and storm water management. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. There is no report from the Building Department. From the Fire Department there is no report. Thank you.

Mrs. Barth - Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We will need to deny this so they can proceed over to the BZA. Make sure you have their attorney get their cross easements over to my office because I am sure BZA will want to see those before they act on this.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel split of PPN 393-34-004 located at 16938 - 17024 Pearl Road zoned General Business.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Nays

DENIED

REFERRALS FROM COUNCIL:

ORDINANCE 2016-225

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 property located at 21487 Royalton Road (Portions of PPN's 393-03-007 and 393-03-008) in the City of Strongsville from GI (General Industrial) Classification to GB (General Business) Classification and Declaring an Emergency.

Mrs. Barth – Mr. Daymut.

Mr. Daymut – Thank you Madam Chairwoman. This Ordinance had been referred from City Council. It is to change the zoning on Royalton Road near the old B & O from GI to GB. After further discussion on Council and concerns with the administration it has been determined that it would be best served if Ordinance 2017-001 which we have on this evenings Agenda, would be a better way to handle this, rather than actually rezoning the property that is surrounded by General Industrial properties. I would ask that we defeat Ordinance 2016-225 and make a negative recommendation back to City Council and give an affirmative recommendation on Ordinance 2017-001 that modifies the Zoning Code 1262.04 to allow this type of use as a Conditional Use.

Mrs. Barth – Mr. Kolick, do you have any comments?

Mr. Kolick – No, I think he has explained everything fully.

Mrs. Barth – We appreciate the Law Department and Council and Mayor for considering a recommendation that will maintain the integrity of the Zoning Classification as GI. Are there any questions from the members? ORDINANCE 2016-225. 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 property located at 21487 Royalton Road (Portions of PPN's 393-03-007 and 393-03-008) in the City of Strongsville from GI (General Industrial) Classification to GB (General Business) Classification and Declaring an Emergency.

Mr. McDonald – Move to give favorable consideration.

Mr. David – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Nays DENIED

Mrs. Barth – Mr. Daymut.

Mr. Daymut –

ORDINANCE NO. 2017-001

An Ordinance Amending Section 1262.04 of Chapter 1262 of Title Six of Part Twelve Planning and Zoning Code of the Codified Ordinances of the City of Strongsville regarding certain Main Uses in the General Industrial (GI) District, and Declaring an Emergency.

Mrs. Barth - ORDINANCE NO. 2017-001. An Ordinance Amending Section 1262.04 of Chapter 1262 of Title Six of Part Twelve Planning and Zoning Code of the Codified Ordinances of the City of Strongsville regarding certain Main Uses in the General Industrial (GI) District, and Declaring an Emergency.

Mr. McDonald – Move to give favorable consideration.

Mr. David – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mrs. Barth – Mr. Daymut, you have a favorable and an unfavorable recommendation to take back to City Council. I would like to thank the Commission and the Mayor for their endorsements for the Chairman of Planning Commission. Thank you.

Mrs. Barth - Any other business to come before this Commission this evening? Seeing none, we are adjourned.

Charlene Barth, Chairwoman

Katheryn Zamrzla _____
Katheryn Zamrzla, Recording Secretary

Approved