

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

January 13, 2022

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, January 13, 2022 at 5:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Edward Pfahl; Brian David and Kim Veris; Mayor Thomas Perciak; City Council Representative, James Kaminski; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; Building Commissioner, Michael Miller and Fire Department Representative, Captain, Matt Tilbert.

The following was discussed:

ENCOMPASS HEALTH: Mrs. Daley stated that this is two separate items; one is the parcel consolidation, so right now there are two parcels that they are going to consolidate into one. Both have already been rezoned to Public Facility for this use. The City Planner had no issues with it and from Engineering there are no problems. The second item which is the building going on that consolidated parcel and that is a 48,000 SF rehab facility. I believe that they are going to have 40 patient beds. This is at the corner of Pearl and Rockglen so right across from Petitt's and Pearl Crossing that is down there. With their building the City Planner had no issues with it. It does meet all the zoning requirements. We worked with their engineers and the Fire Department and they added the secondary drive out to Rockglen which is what Fire wanted so they worked with us on that. We did get revised plans yesterday evening so I will have to review those but I have been in contact with the applicant's engineer and they are making all of the revisions that we require from Engineering so we are good on that. Mr. Miller stated that from the Building Department there is no report on the lot consolidation and on the site plan it is in approvable form. Capt. Tilbert stated that from the Fire Department there was no report on the consolidation and on the site plan we give a conditional approval based on previous discussion with Encompass Health and the items that were agreed upon are as follows; yard hydrants throughout the property on the ring road. Remote Fire Department connection within 40 feet of any hydrant per the Strongsville Fire Code. Two driveways for ingress and egress. Commercial Knox Box located at the exterior of the riser room and compliance with the Ohio Building Code, Ohio Fire Code, Strongsville Fire Code and National Fire Protection Association. Mr. McDonald asked if the applicant had agreed to all that. Capt. Tilbert stated that they did. Mr. Kolick stated that Item number One you are in a position to approve. Item number Two would need to be made subject to Engineering and Fire Department reports this evening and if approved it would need to go to City Council for confirmation.

Planning Commission Minutes
January 13, 2022
Page 2

DOW CIRCLE: Mrs. Daley stated that this application is for a split and consolidation on Dow Circle, taking a small piece of land from the parcel behind them. Right now it is just wooded but the business on Dow Circle, I believe it is Union Home Mortgage. They need additional parking so they are going to purchase this other piece of their property so that they can build a parking lot in the future. From the City Planner it meets all of the zoning requirements and from Engineering it is in approvable form. Mr. Miller stated that from the Building Department there was no report. Capt. Tilbert stated that from the Fire Department there is no report. Mr. Kolick stated that it is a little irregular shaped but it is contiguous to the parcel and there is no parcel deficiency because the parcel that they are cutting it out of still meets all of the Code requirements and parking requirements as well as the new parcel as well. You are in a position to approve it.

The meeting was called to order at 6:00 PM by the Chairman, Mr. McDonald.

Roll Call:

Members Present: Mr. McDonald
Mr. Pfahl
Mr. Veris
Mr. Kaminski
Mr. David
Mayor Perciak

Also Present: Mr. Miller, Asst. Bldg. Com.
Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.
Cpt. Tilbert, Fire Dept. Rep,
Carol Brill, Recording Secy.

Mr. McDonald welcomed Mr. Kaminski back to Planning Commission

ELECTION OF OFFICERS:

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to nominate **Greg McDonald** for Chairman for the Planning Commission for the year 2022 and also request that the nominations for Chairman be closed and that this individual be unanimously elected.

Mr. Pfahl – Second.

Mr. McDonald – Secretary, please call the roll.

Planning Commission Minutes
January 13, 2022
Page 3

Roll Called: All Ayes APPROVED

Mr. Pfahl – Mr. Chairman.

Mr. McDonald – Mr. Pfahl.

Mr. Pfahl – I move to nominate **Brian David** for Vice Chairman for the Planning Commission for the year 2022 and also request that the nominations for Vice Chairman be closed and that this individual be unanimously elected.

Mr. McDonald – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

MOTION TO EXCUSE

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - I move to excuse Mrs. Walker for just cause.

Mr. Pfahl – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of December 2, 2021. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

ENCOMPASS HEALTH/ Daniel Johanni, Agent

Parcel Consolidation of PPN's 394-31-007 and 394-32-001 located at 19156 Pearl Road zoned Public Facility.

Planning Commission Minutes
January 13, 2022
Page 4

ENCOMPASS HEALTH/ Daniel Johanni, Agent

Site Plan approval of a 48,038 SF Rehabilitation Facility located at 19156 Pearl Road, PPN 394-31-007 and 394-32-001 zoned Public Facility.

Mr. McDonald – Item Number One and Two, Encompass Health, please step forward and state your name and address for the record.

Mr. Vansolberg – Randy Vansolberg, Mannik and Smith Group, 1160 Dublin Road, Suite 100, Columbus, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, on Item One the Parcel Consolidation the applicant proposes to combine parcels 394-31-007 and 394-32-001 into a single parcel zoned Public Facility. The combined lot would comply with the Zoning Code requirements and approval is recommended. From Engineering the plat is in approvable form. Item Two from the City Planner, the proposed site plan complies with all the zoning requirements and approval is recommended. From Engineering it is in approvable form subject to a review of the revised plans that were submitted by the applicant's engineer. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, there is no report on Item number One. On Item number Two, the plans are in approvable form. Thank you.

Mr. McDonald – Capt. Tilbert.

Capt. Tilbert – Thank you Mr. Chairman. From the Fire Department, there is no report on Item number One. Item number Two, the Fire Department gives a conditional approval based on previous discussion with Encompass Health and the items that were agreed upon are as follows; yard hydrants throughout the property on the ring road, remote Fire Department connection within 40 feet of a hydrant per the Strongsville Fire Code, two driveways for ingress and egress, commercial Knox Box located at the exterior of the riser room and compliance with the Ohio Building Code, Ohio Fire Code, Strongsville Fire Code and National Fire Protection Association. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Planning Commission Minutes
January 13, 2022
Page 6

Mayor Perciak – How long do you expect construction to last?

Mr. Vansolberg – Probably a year plus or minus.

Mayor Perciak – You are going to use this for a brain rehab?

Mr. Vansolberg – It is for patients that undergo brain surgery, this is for their rehab.

Mayor Perciak – I just wanted to know because I am sure I will be asked.

DOW CIRCLE/ Nick Catanzarite, Agent

Parcel Split and Consolidation of PPN 395-13-020 and 027 for property located on Dow Circle and Sprague Road, zoned Research Development.

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

Mr. Vasko – Thad Vasko, 14445 Castleraigh, Strongsville, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, both parcels will conform to the minimum requirements on the Research Development Zoning District. There are no issues with parking or setbacks on Parcel 2 after the split and setbacks for the future parking lot will be evaluated when the site development plan is submitted and approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

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

Mr. McDonald – Capt. Tilbert.

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

Mr. McDonald – Thank you, Mr. Kolick.

Planning Commission Minutes
January 13, 2022
Page 7

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

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Split and Consolidation of
PPN 395-13-020 and 027 for property located on Dow Circle and Sprague Road, zoned
Research Development.

Mrs. Walker – 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.

Greg McDonald, Chairman

Carol M. Brill _____

Carol M. Brill, Recording Secretary

Approved