

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 21, 2021

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, October 21, 2021 at 5:50 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; Edward Pfahl; Brian David and Kim Veris; Administration: Assistant Law Director, Daniel Kolick; and Assistant Engineer, Lori Daley.

The following was discussed:

VAV ENTERPRISE LLC: Mrs. Daley stated that this application is for a lot split and consolidation on Prospect and Westwood. The one parcel that fronts Prospect actually is bisected by the railroad, so they are going to transfer that back piece onto the parcel the fronts onto Westwood. It makes sense and from a zoning standpoint now there is no split zoning. The City Planner had no issues with it. From Engineering it is in approvable form. Mr. Kolick stated that we should ask them if they have any plans for this but from a zoning standpoint this makes a whole lot of sense because you can't access the rear of that property over the railroad tracks so attach the General Industrial to the General Industrial that comes off of Westwood and basically the old Landmark property and then the frontage will all be General Business and it will be its own entity. Hopefully they have some use for one or the other. Mayor Perciak stated that he was sure that they did, Linda will be here. They have such a huge business with all the repairs of snowblowers, lawnmowers, you name it. It is massive. Mr. McDonald asked the Commission if anyone had any questions and there was none.

JOSEPH LIPOVITS: Mrs. Daley stated that this is a lot split map of an existing parcel. a larger parcel, kind of an odd shape, so they are going to split it into two and have one corner lot that will be buildable for a single family residence on the corner of Nicole and Pin Oak and then the remaining parcel will be left for future development. It is just going to be a block for now and unbuildable. From the City Planner there were no issues and from Engineering it is in approvable form. Mr. McDonald asked if the setback was addressed. Mrs. Daley stated it was and that they sent the revised plat today. Mr. Kolick stated that they were here before. You recall, we have been in discussions with them, we've worked it out. They can split off the end piece so that they will have a buildable lot and keep the other piece for future development but unbuildable for now. They are still looking at going north through the back of those properties there on Webster and hopefully they can acquire some land and put a street in there, even a cul de sac that mirrors the other one there which would be a good use of that back land. The one lot will not be buildable until they acquire the land to the north. The only other thing I have is, and I mentioned it at the last meeting, they either need to pay the \$800.00 rec fee to the City when their Building Permit is issued for that corner lot or they

pay it to the Homeowners Association. If you are going to pay it to the Homeowners Association, we just need some proof from them that you paid it. Mr. McDonald asked the Commission if there were any questions and there were none.

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

Roll Call:	Members Present:	Mr. McDonald Mrs. Walker Mr. Pfahl Mr. Veris Mr. David Mayor Perciak
	Also Present:	Mrs. Daley, Asst. Engineer Mr. Kolick, Asst. Law Director Carol Brill, Recording Secy.

MOTION TO EXCUSE

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - I move to excuse Mr. Schonhut for just cause.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:	All Ayes	APPROVED
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REVISED AGENDA

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

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

Mrs. Walker – 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 September 23, 2021. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

VAV ENTERPRISE LLC/ Linda Vavro, Agent

Parcel Split and Consolidation of PPN's 392-16-0001 and 392-15-097 zoned General Business and General Industrial.

Mr. McDonald – Item Number One, Vav Enterprises LLC, please step forward and state your name and address for the record.

Mrs. Vavro – Linda Vavro, 20402 Drake Road, Strongsville.

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 lots would comply with the minimum requirements of their respective zoning districts and approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. This is good from a zoning standpoint, since you can't get across those tracks to the back of that parcel anyway, so this will clear up and join the GI to GI and keep the GB to GB. You are in a position to act on it. Are there any plans for these parcels for expansion or anything?

Mrs. Vavro – Not to my knowledge.

Mr. Kolick – Again, it makes sense from a zoning standpoint even if there is nothing going on there for right now. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Split and Consolidation of PPN's 392-16-0001 and 392-15-097 zoned General Business and General Industrial.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

JOSEPH LIPOVITS/ Paul Lipovits, Agent

Parcel Split of PPN 398-07-058 located on Pin Oak Drive, Sublot 24 zoned R1-75.

Mr. McDonald – Item Number Two, Joseph Lipovits, please step forward and state your name and address for the record.

Mr. Lipovits – Paul Lipovits, 35620 Grafton Easton Road, Grafton Township. I am here for my father and mother, the Lipovits who own the property that we are splitting. We came here earlier this year and decided to go a different route. You have a revised plat of this strip. I have spoken to Engineering, have spoken to the Law Department and I believe that we have come to a pretty good agreement on what is doable and possible that meets rules. Splitting it with a corner lot that meets all requirements and the other one parcel will be for future development only as we are in talks with multiple people around to the north and to other areas in that whole big block.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposed Sublot 24A conforms to the minimum area and frontage requirements for a detached single family lot in the R1-75 zoning district. Block A is being reserved for future development only and approval of the lot split map is recommended. From Engineering the plat is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. As the applicant stated, we talked with himself and his attorney. We worked things out, because they only going to use it for single family, that corner lot, we don't need all that other information that we would have required otherwise and as he noted, that Block A is just going to be reserved for future

development. It can't be developed as a single block as it is now. The only other thing I have is there is a rec fee, you can either pay it to the Association, the \$800.00 rec fee or you can pay it to the City. You don't need to do that until you take the Building Permit out for the lot or whoever does it at that point. If you give it to the Association just give us a letter indicating that they received it or you can pay it to the City whichever way you want to go.

Mr. Lipovits – Earlier you were mentioning it. I didn't speak during the Caucus but we did pay a rec fee on the lot originally when this was just subplot 24.

Mr. Kolick – The fee was paid pursuant to the number of lots. You have now created another lot so you are still going to have to pay a rec fee one way or the other. Again I don't care which way it goes but it was all keyed to the number of lots so you only paid the Association for the current lots. Once you create a new lot then there is another fee that is due.

Mr. Lipovits – Okay, I just needed a little clarification because the block is not developable yet.

Mr. Kolick – I know but it wasn't included in the original rec fee either so now you have created a buildable lot, its just the normal fee.

Mr. Lipovits – I just needed a little clarification, that is fine.

Mr. Kolick – You are okay to act on it. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Split of PPN 398-07-058 located on Pin Oak Drive, Sublot 24 zoned R1-75.

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