

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 18, 2021

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, November 18, 2021 at 5:50 p.m.**

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

The following was discussed:

SCANNELL PROPERTIES: Mrs. Daley stated that this application is for a lot consolidation, two parcels on Rt. 82 adjacent to the tracks and they need to consolidate these two so that they can build the building which is Item 2 on the Agenda. From the City Planner he had no issues with it and from Engineering the plat is in approvable form. Mr. Miller stated that from the Building Department there is no report. Capt. Tilbert stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission could act on this, that will consolidate all the way from the tracks down to Avery Parkway. We really need to do that in order to go to Item 2.

STRONGSVILLE COMMERCE CENTER: Mrs. Daley stated that this application is for a new manufacturing and office facility for Scannell Properties LLC. This is Phase I of their building and this is 225,000 SF. They're still obtaining their permit from the Army Corp to fill in the wetlands so that is why they'll just phase the building. So Phase I does not impact any of the wetlands. From the City Planner, he was good with everything on zoning compliance. From Engineering it is in approvable form. Mr. Miller stated that from the Building Department it is in approvable form. Capt. Tilbert stated that from the Fire Department they will need a Knox box, possibly two depending on the layout of the building. Other than that it is in approvable form. Mr. Kolick stated that the Commission was okay to act on this matter, subject to the Fire Department report.

NAEL SHENANDEH: Mrs. Daley stated that this application is for a proposed gas station at the northeast corner of Rt. 82 and Webster where the old Hofer parcel was. They are just taking that small piece right there on the corner and propose to put in a gas station with a small convenience store. Because of the size of that lot they will need a number of variances. From the City Planner there are 6 variances that they would be required to get from the BZA in order to move forward. From Engineering, if the BZA grants their variances we will just need final plans. Mr. Miller stated that from

the Building Department it is in approvable form pending the approval of the variances from BZA. Capt. Tilbert stated that from the Fire Department there is no report.

Mr. Kolick stated that this is really insufficient size lot for a gas station. They are half the size or just barely over half the size of what we require. We don't have a choice but to deny this but we should really talk to the applicant. We had rezoned when Getgo was coming in here, additional land around it. They really need to pick up that additional land to make this into a viable project that will work for us. I mean this would just jam up traffic down there on a small lot with what we have there. We need to talk to them tonight about it but we don't have any choice but to deny it. I, and I can't speak for the BZA, but I don't see the hardship for BZA granting these types of huge variances. The lot size, they need a 1 acre size and they are not even 1/2 acre. That property basically hasn't been used for years. There is someone down there and maybe one or two cars come there a day. If they turn this into a gas station you will have a regular crowd of people coming in and out of there and that corner won't take it on a small lot like this.

SOMERA ROAD – 17800 ROYALTON LLC.: Mrs. Daley stated that this application is for a lot split similar to the lot split that they requested a few months ago at Royalton Collection. This is just on the west side of the drive that goes in. Currently there are two buildings on the one parcel so with this split every building will be on its own parcel. Since the lines will go through the parking lot, it will require a variance for the parking. From the City Planner that is all he had in his report. From Engineering it is in approvable form. Mr. Miller stated that from the Building Department there is no report. Capt. Tilbert stated that from the Fire Department there is no report. Mr. Kolick stated that again like the other splits, they are not changing anything physically with this but they are asking to cut off that lot so we will need to deny it to go to BZA for the necessary variance but they also need to amend their Covenant and Deed Restrictions to reflect this. They are aware of it or I at least left a message for their attorney and he is aware of it so we will need to deny it tonight to send it to the BZA.

AT & T MOBILITY: Mrs. Daley stated that this application is for swapping out some antenna and equipment on the existing pole that is at the High School in the back by the baseball fields. From the City Planner there were no issues. From Engineering it is in approvable form. Mr. Miller stated that from the Building Department it is in approvable form. Capt. Tilbert stated that from the Fire Department there is no report. Mr. Kolick stated that they are taking out three antennas and putting on 6. You are in a position to approve this, it is on Public Facility and it will need to go to City Council then.

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. Schonhut

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.

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 October 21, 2021. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

SCANNELL PROPERTIES/ Chris Dempsey, Agent

Parcel Consolidation of PPN's 393-03-001 and 012 located at 21075 and 21487 Royalton Road, zoned General Industrial.

Mr. McDonald – Item Number One, Scannell Property, please step forward and state your name and address for the record.

Mr. Zwikler – Zachary Zwikler, 8801 River Crossing Blvd. Indianapolis, Indiana.

Mr. McDonald – Did you come here just for this meeting?

Mr. Zwikler – I did.

Mr. McDonald – Are you going to get out of her before the snow flies?

Mr. Zwikler – Nope.

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 combined lot would comply with the zoning code regarding lot area and frontage for lots in a General Industrial Zoning District 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.

Mr. Kolick – Thank you Mr. Chairman. It meets the Code and we can act on it. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Consolidation of PPN's 393-03-001 and 012 located at 21075 and 21487 Royalton Road, zoned General Industrial.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

STRONGSVILLE COMMERCE CENTER/ Jeff Plautz, Agent

Site Plan approval of a 225,488 SF Industrial Building known as Phase I for property located at 21075 Royalton Road, 393-03-001, 012 zoned General Industrial.

Mr. McDonald – Item Number Two, Strongsville Commerce Center, Zachary remains at the podium. We will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, this site plan is for the first Phase, a future expansion is proposed pending wetland approval. The proposed development as drawn conforms to all of the standards of the zoning requirement for the General Industrial District and approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form. Thank you.

Mr. McDonald – Capt. Tilbert.

Capt. Tilbert – Thank you Mr. Chairman. From the Fire Department, right now just the installation of the knox box, possibly two knox boxes depending on the layout of the building. Other than that it is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You can approve it tonight subject to the Fire Department report and hopefully they will work on these wetlands and come back on Phase II. Thank you.

Mr. McDonald – Can you tell us who is going to be the tenant?

Mr. Zwikler – Right now its being developed as a multi-tenant project. Our lead tenant is Safewood Automotive Group which is a German company and that is going to be their US Headquarters for their after market division.

Mr. McDonald – So it will be distribution for them?

Mr. Zwikler – This will be a pretty significant size office for them, this is again going to be their North American Headquarters and then they are going to have a significant form of, they call it kitting, I really look at it as final assembly. So they are bringing in automotive components from across the world bringing them into this facility and doing the final assembly, boxing and sending it out to retailers to be distributed across the country.

Mayor Perciak – Just happy that you are finally able to disclose that because as we have been talking back and forth, this is a homerun for all of us.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 225,488 SF Industrial Building known as Phase I for property located at 21075 Royalton Road, 393-03-001, 012 zoned General Industrial subject to the report of the Fire Department.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NAEL SHENANDEH/ Nael Shenandeh, Principal

Site Plan approval of a 20,159 SF gas station and convenience store for property located at 13672 Royalton Road, PPN 398-28-006 zoned Motorist Service.

Mr. McDonald – Item Number Three, Nael Shenandeh, please step forward and state your name and address for the record. (No one appeared for the applicant).

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, the site plan would require several setback variances due to the small size. Those variances would be Minimum Lot Area; Minimum Lot Width; Minimum Front Yard Building Setback; Minimum Side Yard Setback; Minimum Rear Yard Setback and Minimum Parking Setback. Since variances are required this will have to be denied to go to the BZA. From Engineering should the BZA grant the variances we will just need our final engineering plans. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, if the zoning variances are approved this is in approvable form pending full construction document submission. 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.

Mr. Kolick – Thank you Mr. Chairman. Carol they would have been informed to be here tonight would they not?

Ms. Brill – Yes.

Mr. Kolick – My suggestion is that we just table this one and bring them in here administratively. This is not a simple variance request like the next item is so why don't we just table this and have them come in administratively. They should have been here tonight for us to talk to. We will just mark this one Tabled and go to Item 4. Thank you.

SOMERA ROAD – 17800 ROYALTON, LLC/ Fergus Campbell, Agent

Parcel split of PPN 396-12-039 located at 17800 Royalton Road, zoned General Business.

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, the applicant is proposing to split existing parcel 396-12-039 into two. The existing buildings on both proposed parcels will comply with required setbacks however, the parking will not, they will need a variance for that. From Engineering the plans are in approvable form. They will need some updates to their Covenant and Deed Restrictions for their cross easements for ingress/egress, utilities, parking and storm water management. Just to note, they do show on the plat that no additional curb cuts are going to be permitted onto Royalton Road and no additional monument signs. 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.

Mr. Kolick – Thank you Mr. Chairman. Unlike the one before this is a technical code compliance issue and BZA has seen this when they first divided this parcel up so I don't have a problem sending this one on but they will be notified that they need to be there for the BZA hearing and they will need to revise their Covenants and Deeds. You can act by denying this which is your only choice here tonight. Thank you.

Mr. McDonald – My understanding is in talking to Carol that they did call this afternoon saying that they may not be able to have someone here so they knew they were supposed to be here and apologized for not being able to be present.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel split of PPN 396-12-039 located at 17800 Royalton Road, zoned General Business.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

AT & T MOBILITY/ Christy Stout, Agent

Remove 3 existing Antennas and 1 existing TMA and install 6 proposed Antennas, 1 proposed Surge Protection Unit, 1 proposed Fiber Trunk and 2 proposed DC Power Trunks for property located at 20025 Lunn Road, PPN 393-26-003 zoned Public Facility.

Mr. McDonald – Item Number Five, AT & T, please step forward and state your name and address for the record.

Mr. Crimmy – Brian Crimmy, 898 Sandalwood East, Perrysburg, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there should be no visible impact from the proposed modifications and approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, 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. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. This is on the school property on Lunn Road. They are swapping 6 antennas out for 3 and doing some other work and we are in a position to approve it and then it would need to go to City Council since it is zoned Public Facility. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration to Remove 3 existing Antennas and 1 existing TMA and install 6 proposed Antennas, 1 proposed Surge Protection Unit, 1 proposed Fiber Trunk and 2 proposed DC Power Trunks for property located at 20025 Lunn Road, PPN 393-26-003 zoned Public Facility.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – Make sure you look in your package, you have your 2022 Calendar in there. The second and fourth Thursdays we are only meeting on 6 times next year because of holidays and things so make sure you get your days down. Any other business to come before this Commission this evening? Seeing none, we are adjourned.

Greg McDonald, Chairman

Carol M. Oprea

Carol M. Oprea, Recording Secretary

Approved