

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

December 19, 2019

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, December 19, 2019 at 5:45 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; Brian David; and Edward Pfahl; Mayor Thomas P. Perciak; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Building Commissioner, Anthony Biondillo, and Fire Department Representative, Randy French.

The following was discussed:

CCL: Mrs. Daley stated that this application is for the 112,000 SF building going in at the end of Foltz Parkway. This is the 22 acre parcel that we just split off a month or two ago that they are going to build on. Right now they are just proposing the one building, they have two drives, one for their parking, one for their loading area for their trucks and they are showing a future building to the south and an expansion but all we are looking at right now is this building at the north end. Mayor Perciak stated that this will become a campus in fact there will be 3 buildings when they are done. As you know they have the one building, they added on to the building and this is the second building. This is as you go south right to the end of where the street dead ends where we hope to push through almost to Boston. Mr. McDonald stated that this is the old Avery Dennison. Mrs. Daley stated that was right and their existing is right over here. Mr. McDonald stated that this is the back 40 of theirs. How big is the current building? It is about the same size isn't it? Mayor Perciak stated that they doubled the size, they did a big major construction project there a few years back. I think it wasn't for office it was for the manufacturing side of this. They are keeping that building, adding this one and then another one. Mrs. Daley stated that that one looks like it would be even bigger than this. Mr. McDonald asked how many jobs would be coming over. Mayor Perciak stated that it was 150. Mrs. Daley stated that they meet all the zoning requirements from the City Planner so he is good with that and from Engineering it is in approvable form, we had a few minor comments on their plans, they are making those revisions for us so we are good to approve it. Mr. Biondillo stated that from Building they have been through the ARB and received their favorable recommendation and from Building it is in approvable form. Mr. French stated that from Fire, the Fire Marshall met with the applicant's agent and discussed the site plan and all our concerns were addressed, it is in approvable form as submitted. Mr. McDonald asked if there was any Army Corp. stuff on here or wetland. Mrs. Daley stated that she received the letter from their wetlands expert saying that they are not impacting any federally regulated wetlands. Mr. McDonald asked if there was any issues with drainage. Mrs. Daley stated that they are putting a basin here and this is kind of split right now at both the north and the south, there is an actual ravines that runs down so this all flows this way, so their basin

will go in here. Mr. Kolick state that was the lot that Cappy owns. Mrs. Daley stated that here are the two ravines and it splits. Mr. Kolick stated that we have them maintain that easement to give access from Foltz to this lot otherwise we wouldn't have any access. Mr. McDonald asked if we own this half. Mr. Kolick said no but we didn't want to land lock this because of the tracks back there. It wasn't land locked on paper but it is land locked in reality unless we maintain this easement which we did which was part of our deal when we sold them the property that was all put into play so that lot could be developed in the future. Mr. Kolick stated that any approval needs to be made subject to Engineering tonight.

ORDINANCE 2019-184: Mr. Kolick stated that this is the corner of Prospect and Drake, the southwest corner on the opposite side. All the other corners now are zoned for some type of commercial use, Industrial on this side, Local Business here, Public Facility, that was our old City Recreation Center and it is now the church so they are asking to rezone this over to residential which means that we lose commercial land there and given the other corners, none of the other corners are residential. On the other side they back up to residential here but you always have this reluctance to lose the commercial zoned land so it is up to the Commission. Mayor Perciak stated it was right across that street from the Strongsville Deli. Mr. McDonalds stated that he was not a big fan of losing any commercial land. I think we work pretty hard to keep our commercial and industrial zoned commercial and industrial. Residential land costs us money, commercial makes us money. Mrs. Walker stated that it is not a good place for residential when it is surrounded by commercial. Mr. Kolick stated that it is currently 2 homes, 2 ranch style homes on these two lots and this would give them the ability to get two other lots there and I think he wants to sell it off for residential users. We've got to look at it from a City basis, we always take into account the owner and what they want to do but we have to look at it as what is best for the City. Mr. McDonald stated that we are a recommending body. As a Planning Commission we recommend what we think is best from a zoning standpoint, City Council is going to decide what to do with it. Mr. Kolick stated that if you are not in favor of doing it you vote against the ordinance or give it an unfavorable recommendation by voting against it. That is how you would do it.

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. David
Mayor Perciak

Also Present: Mr. Biondillo, Bldg. Com.
Mrs. Daley, Asst. Engineer

Mr. Kolick, Asst. Law Dir.
Mr. French, Fire Dept. Rep,
Carol Brill, Recording Secy.

MOTION TO EXCUSE:

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

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

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 December 5, 2019. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

CCL/ Frank Castrovillari, Agent

Site Plan approval of a 112,041 SF building for property located on Foltz Parkway, PPN 394-08-003 zoned General Industrial. **ARB Favorable Recommendation 12-3-19.*

Mr. McDonald – Item Number One, CCL, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposed site plan complies with all of the Zoning Code requirements with regard to setbacks, land coverage and parking and approval is recommended. From Engineering the plans are in approvable form subject to a review of the revised plans that were submitted to our office. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, it is in approvable form. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, it is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We have the signed Performance Standards, any approval if forthcoming should be made subject to the Engineering report this evening.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 112,041 SF building for property located on Foltz Parkway, PPN 394-08-003 zoned General Industrial subject to the Engineering Departments review of the revised plans.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE 2019-184

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 properties located at Drake Road and Prospect Road, in the City of Strongsville from LB (Local Business) Classification to R1-75 (One

Family 75) Classification, and being all of PPN's 394-21-010; 394-21-012; 394-21-014 and 394-21-015.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – This is a request from the property owner for an area that is currently zoned local business. The southwest corner of Prospect and Drake requesting a rezoning over to residential. Council is looking for your recommendation on that requested rezoning.

Mr. McDonald – We had an opportunity to talk about this in Caucus a little bit, are there any other questions or comments? ORDINANCE NO. 2019-184. 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 properties located at Drake Road and Prospect Road, in the City of Strongsville from LB (Local Business) Classification to R1-75 (One Family 75) Classification, and being all of PPN's 394-21-010; 394-21-012; 394-21-014 and 394-21-015.

Mr. David – Move to give favorable consideration.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Nays DENIED

Mr. McDonald – Is there 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