

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

February 13, 2020

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, February 13, 2020 at 5:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Brian David; Edward Pfahl and Robert Powell; Mayor Thomas P. Perciak; City Council Representative, Matthew Schonhut; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Building Commissioner, Anthony Biondillo, and Fire Department Representative, Matthew Tilbert.

The following was discussed:

Condado Tacos: Mrs. Daley stated that this application, actually both of these items are going in at the Royalton Collection. Condado Taco is going in on this building on the west, the very eastern tenant space. Right on the corner and their patio is going to be right out front. They are leaving a walkway in between so you can access all the other tenant spaces so that is good that they are not blocking the aisle. They need a Conditional Use Permit because it is a General Business Zoning so that is the first item. There are no issues from the City Planner and from Engineering it is in approvable form. Mr. Biondillo stated that it is in approvable form. They have been informed that they have to provide the bollard protection on the patio and have been provided the Code standard for that. Capt. Tilbert stated that from the Fire Department it is in approvable form. There are yard hydrants throughout the entire complex, multiple knox boxes, the building is suppressed so there are no issues. Mr. Kolick stated that the Commission can act on all three of these.

Tropical Smoothie: Mrs. Daley stated that this is going in the other building, the one that is closest to Rt. 82 in the second or third tenant space in from the west. It is all internal, no outside seating with that so it is just the Conditional Use Permit. The City Planner is good with it and there is nothing from Engineering. Mr. Biondillo stated that from the Building Department it is in approvable form. Capt. Tilbert stated that it is in approvable form from Fire. Mr. Kolick stated that the Commission could act on this matter.

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

Roll Call:

Members Present: Mr. McDonald
Mr. Pfahl
Mr. Powell
Mr. Schonhut
Mr. David

Mayor Perciak

Also Present:

Mr. Biondillo, Bldg. Com.
Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.
Capt. Tilbert, Fire Dept. Rep,

Carol Brill, Recording Secy.

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

REVISED AGENDA

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

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

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 January 23, 2020. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

CONDADO TACOS/ Anthony Majc, Agent

a) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(6) and 1242.07 to allow Condado Tacos to utilize approximately 4,000 SF of tenant space as a sit down restaurant with a maximum seating of 160 for property located at 17830 Royalton Road, PPN 396-12-033 zoned General Business.

b) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow Condado Tacos to utilize approximately 509 SF as an outdoor patio with a maximum seating of 44 for property located at 17830 Royalton Road, PPN 396-12-033 zoned General Business.

c) Site Plan approval for outdoor dining for Condado Tacos, property located at 17830 Royalton Road, PPN 396-12-033 zoned General Business.

Mr. McDonald – Item Number One, Condado Tacos, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Seigler – Jason Siegler, 7980 Bainbrook Drive Chagrin Falls, Ohio.

Mr. Majc – Tony Majc, 10 North Main Street, Chagrin Falls, Ohio.

Mr. Seigler – We are looking to open a Condado Taco at the Royalton Collection. We have fifteen locations in Columbus, Cincinnati, Pittsburgh, Detroit and we have two here in Cleveland, one at Crocker Park and one at Pinecrest on the East side.

Mr. McDonald – Thank you, is there anyone else who would like to speak in favor or against? Seeing and hearing none I declare the Public Hearing closed and we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the restaurant proposes to provide indoor seating for 160 patrons and outdoor seating for 44 patrons. The patio would be enclosed with decorative black metal fencing that includes decorative metal panels. The parking and other site improvements were approved as part of the overall plan for the Royalton Collection and approval is recommended. From Engineering there is no report on Items “a” and “b” and Item “c” the site plans is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

Mr. Biondillo– 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, the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

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

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(6) and 1242.07 to allow Condado Tacos to utilize approximately 4,000 SF of tenant space as a sit down restaurant with a maximum seating of 160 for property located at 17830 Royalton Road, PPN 396-12-033 zoned General Business.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow Condado Tacos to utilize

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the restaurant proposes to provide indoor seating for 38 patrons. Parking and other site improvements were approved as part of the overall plan for the Royalton Collection. No changes to the building footprint, parking or other site elements are proposed and approval is recommended. From Engineering there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

Mr. Biondillo – 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, the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

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

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(6) and 1242.07 to allow Tropical Smoothie to utilize approximately 1,786 SF of tenant space as a sit down restaurant with a maximum seating of 38 for property located at 17818 Royalton Road, PPN 396-12-033 zoned General Business.

Mr. Pfahl – 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. Oprea

Carol M. Oprea, Recording Secretary

Approved