

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

FEBRUARY 23, 2017

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, February 23, 2017 at 7:30 p.m.***

Present: Planning Commission Members: Charlene Barth, Chairwoman, Gregory McDonald, Mary Jane Walker, Brian David and Thomas Stehman; Mayor Thomas P. Perciak; City Council Representative, Michael Daymut; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Assistant Building Commissioner, Keith Foulkes, and Fire Department Representative, Randy French.

The following was discussed:

Mrs. Barth stated that she would like to welcome everybody. This is not the standard format for Caucus for Planning Commission. Because of the number of people the Fire Department was concerned about the Caucus room being able to handle the capacity so we told them that we would agree to come out here. The Caucus is focused around reviewing the plans. We do not have a screen that we can project on so the members of Planning Commission when they have to ask about the plan will be looking at the plan up here and discussing it with the various department heads. In addition to the members of Planning Commission please make sure when you are speaking that you are speaking into your microphones because they are recording from the back rather than from the round table where it would be picked up a lot easier. If you are coming over here speak into one of these microphones if you have questions.

GREAT ESCAPE PLAZA: Mrs. Daley stated that this application is just for the parcel split. They are splitting out roughly half an acre out of an almost 6 acre parcel that has the Great Escape building on it. This is so that they could build the free standing building that is the next item on the Agenda. From the City Planner it is in approvable form, it meets all the minimum requirements. From Engineering it is in approvable form and just to note; they are adding a note to the plat that no curb cut will be allowed onto Rt. 82 for this parcel and that also no additional signage will be allowed. This had come to us before, I can't remember how many months ago, we had talked about possibly needing an additional easement out front for traffic signals. We found an existing easement from 1997 that covers what we need so we no longer need them to show that easement on there. Mrs. Barth asked if there were any questions. Mr. Foulkes stated that from the Building Department there was no report. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission is in a position to act on this. The one thing that they do have in place already is this Unified Control Agreement so that will allow them the cross access for the drives, the parking and utilities that need to be in place. They are okay vis-a-vis the City. I would just tell the applicant that they better look at them. They may need to divide up some of their

numbers on the cost internally so they probably want to look at that themselves but everything that we need from the City's standpoint is okay to go ahead and you can act on this.

OUTLOT AT THE GREAT ESCAPE PLAZA: Mrs. Daley stated that this application is the Conditional Use for the outdoor patio for the Starbucks and then three is for the actual site plan. There is the site plan and as we said on the plat, no curb cut out to Royalton Road. Everything is going to come out of the existing parking lot and drive. From the City Planner they did require variances and the BZA did grant all of those variances for them. They have sufficient stacking to avoid any kind of offsite traffic queuing into their drive thru. Landscaping, lighting and architectural treatments were also approved by the ARB. From Engineering the plans are in approvable form. This is the landscape plan as well. They put the trees in here to shield the lights and then there is a line of trees that goes in between the driveway and their drive thru. Mr. Foulkes stated that from the Building Department we had a couple of questions for the applicant. There is a Sheet AS1 that was submitted, outlines an alternative railing elevation. We typically ask for bollard protection, pipe bollards, so if that could be incorporated into those, that is something we would be interested in. Also if the space would use any type of recycled cooking grease or oil that has to be stored wholly in the building or in the ground. You can't have outside grease dumpster storage. We also need an accessible pedestrian walkway that would be based on your development plan, from Royalton Road to the facility or the building. That is a requirement of Chapter 11 of the Building Code. Mrs. Barth asked if that walkway was incorporated in the plans. Mr. Foulkes stated that he did not see it on any of the sheets. Mrs. Daley stated that it is not shown on the site plan. Mr. French stated that from the Fire Department, the only issue we have on this is a new commercial construction requires a knox box on the building for emergency access and like the Building Department said, we have concerns if they are going to be doing cooking in this facility, grease laden vapors, a proper fire suppression system for their hood should be shown on the plans and also the grease to recycling containment. Mr. Kolick stated that Item 2 if approved should be made subject to the Building Department in relation to the bollards. Item 3 would need to be made subject to both the Building and Fire Department reports here this evening.

ENCLAVE AT FIELDSTONE PRESERVE: Mrs. Daley stated that the first item is the Overall Preliminary Plan so this shows the additional 24 clusters, Phase 3 of the Fieldstone Subdivision connecting up Ledgestone, Martins Lane and Whitemarsh. From the City Planner the connections of the streets complies with the City's Master Street Plan. Both the revised Overall Preliminary Plan and the plat for Phase 3 comply with minimum requirements of the Planning and Zoning Code for Single Family detached and cluster development. Just so that the Planning Commission knows, I know that we discussed it last week but just to reiterate, again they did make some

changes from their initial submission when they first came in they were going to be asking for a couple of deviations from our Code. They have since revised their plans so that now they are in compliance with all of our minimum setbacks. Also through the Architectural Review Board, they were asked to put additional landscaping and I have a copy of the landscape plan also. Mrs. Barth asked if there were any changes to what was proposed. Mrs. Daley stated these are all additional spruces that they are putting in. I know that they did ask for some more buffering in this area so they extended that out. These go to where the existing houses are right now. There are no house right here and this is mounded back there. They did also put in a landscape easement over here and some additional trees just so it doesn't look like a vacant lot because they did push that away from that existing house right there. From the City Planner everything is in compliance and approval is recommended. From Engineering again, just to reiterate what we had said at the last meeting. We did ask the applicant to look at the offsite drainage that now goes down to Martins Lane and we have a lot of problems with so we are making them pick that up into a storm sewer system that is over sized and taking it into their detention basin. They are going above and beyond what they are required to by code in detaining that water and then that is going to be discharged to Whitemarsh to an existing storm sewer that is there. They do have their Wetlands Permit from the Army Corp. of Engineers. They did agree, there was some concern on traffic and because now these streets will be connected up, of cars going quickly through there so we did ask them to look at the possibility of doing islands at the end of Whitemarsh and Martins Lane and they have agreed to do that. So that will be a traffic calming effect. Those will be right here in these existing cul de sacs. The only thing that we ask is that they make them paved and rolled curbs so Fire has no problem going around them. The only outstanding issue like we do on every subdivision they still need their EPA approval for sanitary and water. Mr. Foulkes stated that from the Building Department there was no report. Mr. French stated that from the Fire Department the Commission members have a report from the Fire Department that I will read into the record during the meeting but it is essentially talking about continuation of stubbed off streets and how that benefits the City Safety Forces for emergency responses. Mr. Kolick stated that in regard to the Overall Preliminary they do meet our Code requirements by joining this into Fieldstone. They are still well below their density requirements under the Code. They have encumbered this with Covenants and Deed Restrictions so they will be putting it into the same Homeowners Association that is there for Fieldstone. They have sort of a tiered fee structure where those clusters will be paying an additional amount because they are additionally getting snow removal in the driveways and landscaping and al, however, but it is in one association which is what we asked them to do rather than for a whole group of smaller associations, they tend to fall apart so they did what we asked them to do, at least after the second or third time around. We got that all cleared up now. On the Preliminary and the Final Plans, if you are looking to act favorably on them you need to make it subject to the final engineering on the rolled

curbing for those two traffic islands, we listened to the concerns of a number of residents about people coming too fast down through Martins Lane and Whitemarsh and they are going to put those islands in and that is the sole purpose for it. So where you see those islands there now or those cul de sacs ending, we just need to make sure that they are going to be rolled curbing and they are just going to be brick or something in there rather than rocks or something that someone can hurt their vehicle on, so we will make sure of that. They have signed a posting ordinance, they will pay the recreation fee, other than that things are in order. We have had them mark out on the tax split map those areas that are common areas and the other comments I will make during the meeting.

COSTCO FUEL EXPANSION: Mrs. Daley stated that this application is the addition of 3 fueling islands to the existing gas station at Costco. There are two here on the south and one on the north and that is because of the location of their underground storage tanks, they couldn't put the third one here. From the City Planner it does conform with the Judgement Entry and approval is recommended. From Engineering it is in approvable form. Mr. McDonald asked how this was different from what was presented a couple of months ago. Mr. Kolick stated that one of the pumps was taken further to the north rather than being located to the south because they hit the underground tanks. That is the only difference. Mr. Foulkes stated that from the Building Department on the Costco expansion the only thing that we want to note on this for the applicant is that this approval would not include any signage that would be on the canopy or modifications to the signage on the canopy. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that since this complies with the Court Entry limiting the number of pumps, you are in a position to act on it this evening. Mrs. Barth asked if there was signage there or are they planning to have signage there. Mr. Kolick stated that they would have to find out when the applicant comes up, whatever signage they need they have to bring in separately to have it acted on by the Building Department and ARB. Typically you are not looking at that signage anyway but sometimes we get it as a package and we did not get it as a package here. We can act on it and they can bring the signage in later.

CONRAD'S BLUE FALLS CAR WASH: Mrs. Daley stated that this application is for the proposed car wash up at the north end of town at Pearl and Whitney, just behind the McDonalds. Mr. Kolick stated that the Commission had seen preliminary drawings before but administratively we have seen this in review. Mrs. Daley stated that they were going to use the shared, existing drive off of Pearl Road and they are also putting in a secondary drive that goes out to Whitney, which helps a lot because that way if anyone wants to turn left onto Pearl Road and head north they can go out to the signalized intersection there instead of having to come out here. We were concerned when they first came in about stacking. Since then they have increased, they only had

two bays before and they increased that to three, so they will have plenty of room here to stack cars as they are coming through the car wash that way. These are the vacuums. Mr. McDonalds asked where McDonalds was located. Mrs. Daley showed him on the plans. Mr. McDonald ask if they were going to put in another curb cut. Mrs. Daley said that there would not be any more curb cuts on Pearl. Mrs. Barth asked where the entrance was. Mrs. Daley stated that there was one in off of Pearl or they can enter off of Whitney. Mrs. Barth asked how it was going to be regulated. Mr. McDonald asked if there was anything that could be done to just make that an exit only. Traffic is coming in here with the drive thru from McDonalds that is going to be a mess. Mrs. Daley stated that we had them look at that, they did their traffic impact study and submitted that to us as well. I don't know if you wanted to hear anything from the applicant on their actual operation. Mr. Kolick stated that we could talk to them on the floor about how they are going to do it. Mayor Perciak stated that there are 3 stacking rows in there. Mr. McDonald stated that he was glad with that. I am just concerned about getting there if they are coming in off Pearl. They are going to be crossing over the drive thru traffic that is leaving McDonalds. Mayor Perciak stated that he understood and I think that the applicant understands that. It has been brought to his attention. Mr. David asked is this the traffic pattern that we saw last time. Mrs. Daley stated that last time it was here just for a rezoning. Mr. Kolick stated that you saw a preliminary drawing but there was nothing final given. That is why we brought them back in and made them put 3 stacking lanes there to triple the number of cars from what we originally saw coming in there. There was discussion among the members about the traffic pattern. Mrs. Barth asked if there would be pavement markings relative to staying in the far lane so that they don't cross over. Mrs. Daley stated that there was an island so they can't cross over. Mrs. Barth asked about the number of lanes coming in and the width of the lanes. Mrs. Daley showed the Commission the McDonalds property layout. She stated that there was angled parking. Mr. McDonald stated that the incoming traffic would pass the outgoing if they are going to make that turn. He asked why they didn't make the Pearl Road an exit only and make the entrance off of Whitney. Mr. Stehman stated that some people would not go around that far to get into the site. Mr. McDonald stated that it was a mess now. Mrs. Barth stated that she was on Strongsville Boulevard the other day and the car wash in front, those cars were stacked. There were three lanes there, they were stacked all the way up Pearl Road to get in there and get out. Mayor Perciak stated that in the last few weeks all the car washes were stacked. Mrs. Barth stated that she meant that over there it is one way in and one way out. You cannot get in both ways, you can only get in one way. Mr. McDonald suggested talking to the applicant about making it an exit only on Pearl. From Building we just want to let the applicant know that that site also needs to show a pedestrian walkway from the public right of way, either off Pearl or Whitney Road suitable to the entrance. Mr. French stated that from the Fire Department there is no

report. Mr. Kolick stated that the other item that was a concern earlier is that it does about a residential dwelling there. If you look on the landscape plan, ARB did provide for landscaping on the west side of that driveway to protect that residence immediately to the west of the property. If you are looking at approving this it should be made subject to the Building Department report as read here this evening.

The meeting was called to order at 8:00 PM by the Chairman, Mrs. Barth.

Roll Call:

Members Present:

Mrs. Barth
Mrs. Walker
Mr. McDonald
Mr. Stehman
Mr. Daymut
Mr. David
Mayor Perciak

Also Present:

Mr. Foulkes, Asst Bldg. Com.
Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.

Mr. French, Fire Dept. Rep,

Carol Oprea, Recording Secy.

REVISED AGENDA

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

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

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Call:

All Ayes

APPROVED

APPROVAL OF MINUTES

Mrs. Barth – You have had a chance to review the minutes of February 9, 2017. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

GREAT ESCAPE PLAZA/ Dan Neff, Agent

Parcel Split of PPN 396-14-001 located at 17200 Royalton Road, zoned Shopping Center.

Mrs. Barth – Item Number One, Great Escape Plaza, please step forward and state your name and address for the record.

Mr. Neff – Dan Neff, Neff and Associates, 6405 York Road, Parma Heights, Ohio 44130.

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

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, the new parcel and the residual parcel will comply with the minimum requirements for the Shopping Center District and approval is recommended. From Engineering the applicant has noted on the plat that there will be no curb cuts onto Royalton Road and no additional signage will be permitted on Royalton Road on the split parcel. Also, no additional easements are required to be shown. The plat is then in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, there is no report. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, there is no report. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We always have some reluctance to cut up these parcels when they have one continuous parking lot and driveway but when we have done it in the past we required them to have mutual easements. They do have in place already on this a Unified Control Agreement as I mentioned earlier, that provides for those easements for parking for utilities for ingress and egress. They are okay as far as the City is concerned, again as I mentioned earlier for the applicant, they should

probably look at them though, you have percentages of cost being born by certain owners, you have an all new owner coming in there. You are probably going to want to revise them among themselves. Just pass by my office whatever changes you make.

Mr. Neff – Very well.

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

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Great Escape Plaza.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel Split of PPN 396-14-001 located at 17200 Royalton Road, zoned Shopping Center.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

PUBLIC HEARINGS:

OUTLOT AT THE GREAT ESCAPE PLAZA/ Dan Neff, Agent

Conditional Use Permit pursuant to C. O. Sections 1258.04(c)(4) and 1242.07 to use 567 SF as an outdoor patio with a maximum seating of 20 for the Starbucks drive-thru located at 17200 Royalton Road, PPN 396-14-001 zoned Shopping Center.

NEW APPLICATIONS Cont'd:

OUTLOT AT THE GREAT ESCAPE PLAZA/ Dan Neff, Agent

Amendment to Final Development Plan and Site Plan approval of a 2,000 SF Drive thru restaurant for the Starbucks drive-thru located at 17200 Royalton Road, PPN 396-14-001 zoned Shopping Center. *ARB Favorable Recommendation 7-26-16. BZA Variance Granted 6-8-16.*

Mrs. Barth – Item Number Two, Great Escape Plaza, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Neff – Dan Neff, Neff and Associates, 6405 York Road, Parma Heights, Ohio 44130. I am here in favor of the project. I have been working with the administration and this body for quite a long time to get this project done and look forward to it.

Mrs. Barth – Thank you, is there anyone else who would like to speak in favor or against?

Ms. Roff – I actually came by accident but this was a big topic from when I was looking at the history of how we build in Strongsville. Ann Roff, 16764 Howe Road.

Mrs. Barth – Mrs. Roff are you talking about this project?

Ms. Roff – Correct, is this where we are putting a new Starbucks?

Mrs. Barth – Yes.

Ms. Roff – That is awesome, the places behind there, Great Escape who has already switched hands many times, who counts on visibility from the road to stay in business will now be covered up. So I just, we talked about this just the other day Mayor. I just think that it is very important for businesses in Strongsville that have street view to be able to keep that street view. I am sorry I didn't prepare anything because I didn't know this was even on here. I was just coming to observe today but that is part of their business. It is funny because the other day I was driving down Pearl Road and where Taco Bell is and they cover up that whole section there where the bank and Taco Bell is, they cover up that whole back section that hurt for business and those businesses change all the time. Hirts Flowers actually puts their flower truck with Hirts Flowers all around it in front of Taco Bell so that they can get some publicity. Well that is just stating that they are counting on those cars driving past to give them business. You are going to kill business Mayor by allowing this to happen. You are going to take beautiful plazas that we already have trouble filling and cover them up and those people behind them will suffer. The triple "A" rating that you constantly talk about and are proud of and have earned with lots of hard work, this will take away from that. Start thinking about what you are doing. We have empty stores that that place could go into. Beautiful empty stores that nothing has been in here yet, new builds, the whole new build that you are going to do in front of these people's property that already have flooding too. That is to come, I don't even think that they know that is coming.

Mrs. Barth is there anyone else wishing to speak against this project? Seeing and hearing none I declare the Public Hearing closed and we will listen to the Administrative Reports on Items 2 and 3, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, On Item No. 2 the proposed patio area is located on the south west corner of the proposed building. The site plan does indicate a fence around the patio area and approval is recommended. Item 3, the site plan required several variances which were approved by the Board of Zoning Appeals. The landscaping, lighting and architectural treatments have also been approved by the Architectural Review Board and approval is recommended. From Engineering on Item 2, there is no report Item 3, the plans are in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, these plans are approvable subject to pipe bollard protection installed around the perimeter of the outdoor eating area whether independent or incorporated into the fence around the perimeter of the eating area. Also any recycled cooking grease to be wholly stored within the building or in the ground. Also subject to a plan review in accordance with the Ohio Building Code. In regard to Item 3, it is approvable subject to an accessible pedestrian walkway to be provided from the public way on Royalton Road and also subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, on Item 2, new commercial construction by Strongsville Fire Code requires a knox box for emergency access be included in the plans on the exterior of the building and if inside there is to be any hood systems that would cover appliances for cooking, that produces grease laden vapors a dedicated fire suppression system would be needed for that hood. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. In relation to Item 2, if you are looking at it favorably, it needs to be made subject to Building. On Item 3 would need to be made subject to Building and Fire. If approved since it is an amendment to the final development plan it would then be forwarded to City Council for action. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Great Escape Plaza.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.04(c)(4) and 1242.07 to use 567 SF as an outdoor patio with a maximum seating of 20 for the Starbucks drive-thru located at 17200 Royalton Road, PPN 396-14-001 zoned Shopping Center subject to the Building Department report this evening.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Amendment to Final Development Plan and Site Plan approval of a 2,000 SF Drive thru restaurant for the Starbucks drive-thru located at 17200 Royalton Road, PPN 396-14-001 zoned Shopping Center subject to the Building and Fire Department reports this evening.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mrs. Barth – You have been approved and we will forward Item 3 to City Council.

Mr. Neff – Thank you.

THE ENCLAVE AT FIELDSTONE PRESERVE, GREG MODIC, AGENT

a) Revised Overall Preliminary Plan approval for the proposed Enclave at Fieldstone Preserve SFD & CD Subdivision, Phase 3, to consist of 24 Cluster Sublots; property located on Ledgestone Drive, PPN 394-26-005, 164 zoned R1-100.

b) Preliminary and Final Subdivision Plan approval for the proposed Enclave at Fieldstone Preserve SFD & CD Subdivision, Phase 3, to consist of 24 Cluster Sublots; property located on Ledgestone Drive, PPN 394-26-005, 164 zoned R1-100. *ARB Favorable Recommendation 2-7-17.*

Mrs. Barth – Item Number Three, The Enclave at Fieldstone Preserve, please step forward and state your name and address for the record.

Mr. Modic – Greg Modic with Pulte Homes, 387 Medina Road, Suite 1700, Medina, Ohio 44256. I would like to thank everyone at Planning Commission for taking the time to review everything that has been provided to them. I understand it's quite substantial. I would like to say that as you get the reports from the City Departments, you will find that the plans that we have submitted are in compliance or in many cases exceeding the Code requirements. With regards to the conversation in Caucus of the islands at Martins Lanes and Whitemarsh Lane, I can say that I have met with our engineers and we have preliminary layouts that absolutely will work. We will continue to work with the Engineering Department to insure that those are approvable and in engineering format. I wanted to point out one additional thing, I walked the property in the locations of Sublots 79 and 80 as shown on the proposed plans. I looked at them and I felt that possibly a few additional pine trees could be added in that area and I would look to do that. I wanted to put that on the record for this evening. Certainly if there are any questions on this or the remaining items on the Agenda with regard to this project I would be glad to answer them from the Commission members or City Departments.

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

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, Phase 3 of Fieldstone Preserve connects the Whitemarsh Lane and Martins Lane providing a connection from those streets through the remaining subdivision to Pearl Road in conformance with the City's Master Street Plan. Both the revised Overall Preliminary Plan and the Subdivision Plat for Phase 3 comply with the minimum requirements set forth in the Planning and Zoning Code for Single Family Detached and Cluster Developments in the R1-100 District. While the single family detached lots were platted under an earlier Code provision, the proposed Phase 3 cluster portion of the project complies with the current provisions of Chapter 1253. As we stated in Caucus and the applicant also reiterated the initial plan submission by the applicant required three setback variances or waivers, including the setback of Sublot 21 from the adjacent single-family lot in Phase 2. In response to a complaint from the neighbor and comments from City Staff, the applicant has revised the subdivision plat to reflect compliance with all of the minimum setback requirements. In response to comments from the Architectural Review Board, the applicant has even added landscaping in the side yard of Sublot 21 to minimize impacts on the neighbor and to avoid the appearance of a vacant lot between Sublot 21 and the neighbor to the south. The Architectural Review Board also had the applicant add landscaping along the western boundary of the property where it abuts single-family residences. In summary, the project as currently proposed complies with the provisions of Chapter 1253 of the Planning and

Zoning Code and the Master Street Plan. Approval is recommended. From Engineering the applicant has received its required permit from the Army Corp of Engineers. The Improvement Plans and the Comprehensive Drainage Calculations were submitted and reviewed by the Engineering Department. All of our comments were addressed by the applicant's engineer. Just to note; as we did discuss in Caucus, the applicant has agreed to construct traffic islands within the existing cul de sacs at Whitemarsh and Martins Lane. The plans are in approvable form subject to the applicant receiving their EPA approval for their sanitary sewer and water line. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, there is no report. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, Strongsville Fire Department strongly encourages whenever and wherever possible continuations of any public streets that were originally plotted and designed for future extension. A primary philosophy for public safety is to always have the option of 2 paths of egress and ingress. The Fire Service continually educates residents to have two ways out of all areas of their homes for personal safety during an emergency. Fire Service also would utilize these two access points for options during rescue and fire implementation. Equally when City street tie-ins are abandoned and not allowed to continue on as originally planned, this limits emergency access and flow options for residents and fire apparatus during critical events. It has always been official policy for overall public safety to have multiple access points throughout residential developments to allow Fire, EMS and Police the best option for their emergency response. Also regarding the islands that may be constructed within any proposed cul de sac, the additions must have rolled curbs and no hardscaping that could damage Fire trucks or other large vehicles subject to City Engineering Department's specifications. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. In regard to Item "a" the Revised Overall Preliminary they meet our Master Street Plan, it meets our green space requirements, they are encumbering it with Covenants and Deeds so you are in a position to act on that. On Item "b", if you are looking at it favorably it would need to be made subject to Engineering and the final Covenants and Deeds received by my office and made subject to comments made here from the applicant in regard to subplot 79 and 80 having pine trees added as required by the Building Department. We do have the signed

Posting Ordinance. They'll be paying the recreation fee on this subdivision. With all the concerns here though I have a couple of other comments that I would like to make so the audience and those that are affected by this project will understand. When this project first came in we required a number of modifications on this plan, taking into account the concerns of the residents. The landscaping and screening has been completely redone, the storm drainage has been well oversized for what we require. We had requests from the residents to keep some of the natural trees where they were. We have done that where we can in Blocks G, H and I. Those trees, the ones that are there rather than just knocking over all the trees which was the concern of some of the residents will stay where they can. There are some areas where they can't where the storm sewers run through, those will have to come down in those areas. One of the last items that we had were concerns from the residents about the speed of the traffic coming through. Any time you change a dead end street that has been dead ended for a number of years there is always traffic concerns and we understand that. We are going to put in the roadway islands as noted to help with traffic in those areas. From the City's standpoint and I know that the Commission members are aware of this, they meet all our setback requirements. That was a concern of the residents. We had them modify those plans a number of times because they were initially asking us for modifications. We didn't feel it was the best interest of the surrounding neighbors so we had them modify them. They now meet all the requirements under 1253.11(b)(3). They meet our Master Street Plan, so that the residents understand, that Master Street Plan has been there showing this connection as long as I have been with the City which is more than 40 years. That Master Street Plan showed those connections. They meet all of our street specifications under 1232.04. They meet all our green space requirements under 1253.11(a)(3) in fact they exceed them so they are actually showing more green space in this subdivision than what our ordinances even call for. They meet all our density requirements under 1253.11(a)(2). They comply with all our Federal Wetlands Laws, they meet all our storm sewer requirements, in fact as I noted, they exceeded those. The City, we can't just designate that someone's property needs to be kept natural. We have had a number of requests in the City that they would love to see this area kept treed and not be developed at all. We don't have that authority to do it. These builders, developers, individuals all have property rights just like everybody in here and anybody that lives in the City have property rights. We have to follow those, we are a country of laws not of men, we have to follow what those laws say. We had a request to dead end some of these streets, we can't even do that. That runs contrary to our Ordinances. We can't dead end these streets. That is contrary to 1232.06(a)(3), 1232.06(b) so there are some things that we can't do, besides the natural problems with safety and all that is being mentioned here. More for the audience, because the Planning Commission is aware of it, as a Planning Commission and as a City we can only determine if they meet all our Codes and Regulations. As property owners they have certain rights, if they do meet our Codes and Regulations, we are duty bound to approve those subdivisions. I think with those comments as I noted, the contingencies

that you would need to put on Item 5 which is a tax split map, they made the modifications that we requested, you are in a position to you can act on these items.

Mrs. Barth – Are there any questions or comments? If not Gordon Short who is the representative of the Ward has asked a few minutes and I will let him come up.

Mr. Short – Thank you Madam Chairwoman and members of the Commission. I appreciate the opportunity to speak here tonight before you. I started two weeks ago and I come here again tonight to represent the people of my Ward, those here tonight and those over 500 that signed a petition about this development and these are mostly members of the Woods, Waterford and Fieldstone Preserve. Your tabling delay of 2 weeks, as Mr. Kolick has noted, brought about significant improvements to this plan, based on discussions with the residents with the City Engineers who have been very accommodating. Thank you Lori and your staff for this plan. I want to make very clear that our residents are not opposed to this plan. We understand that legally the City cannot stop this nor do they want to stop this but rather our residents want to try to improve this development for the best for them as neighbors, for the best for the new neighbors moving into this development and for the City as a whole. Overall there have been four major concerns that I would like to repeat as Mr. Kolick stated: safety, flooding, the setbacks and the landscaping, and over these two weeks, in just two short weeks we have been able to mitigate a lot of landscape concerns, to allow better green space and better views and aesthetics for those neighbors. To save trees, particularly those that are concerned about trees for endangered species that may be on that property. The setbacks were a very big concern and again through discussions with residents, working with the Commission, with the City Law Department, with Engineering, we were able to get those setbacks to meet the minimum requirements now. Which again, we are very appreciative of. Safety, a very big concern with the connection of those streets as noted was that expanding Martin Lane and Whitemarsh would cause potential speeding and increase the safety issues already that have happened for the Woods. Again, by discussion and hard work with the administration, with Engineering, again, in two weeks we were quickly able to put together a plan for roundabouts now, approved by Fire and Safety. My discussion with the Police and Fire Departments, again safety is of utmost and paramount concern to ensure egress and ingress out of there for Fire and Safety Forces and we have accomplished that. Of course there is the flooding, which as we all know is very well documented in this area and is one that is a key concern of the residents. The City has been working on another plan between Walnut and Ash and in those plans, they are looking again to study the effect to that area. Again in two weeks we have done this, and the residents respectfully ask this Commission, that while we understand Mr. Kolick that there is a legal reason in the Code for the Planning Commission to accept this tonight, but to allow further study by the residents. They have done a lot of due diligence, many members in this group have worked hard, have polled studies and are very bright individuals that

have ideas to make this a better project. So while I understand the legalities of this and the Commission has its legal obligations, we do ask respectfully for more time, just enough time to consider what is best for the community, for the neighborhood and the City as a whole to make this a very very nice and prosperous development inside the Fieldstone Preserve Subdivision. I want to thank you for your time and again, respectfully ask your considerations tonight for the residents of Ward 4 for the Woods, for Fieldstone Preserve and Waterford Crossing. Thank you very much.

Mrs. Barth – Thank you Mr. Short. Are there any questions for Mr. Short? Hearing none, I would entertain a motion for Fieldstone Preserve.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Revised Overall Preliminary Plan approval for the proposed Enclave at Fieldstone Preserve SFD & CD Subdivision, Phase 3, to consist of 24 Cluster Sublots; property located on Ledgestone Drive, PPN 394-26-005, 0164 zoned R1-100.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. McDonald – I move to give favorable consideration for Preliminary and Final Subdivision Plan approval for the proposed Enclave at Fieldstone Preserve SFD & CD Subdivision, Phase 3, to consist of 24 Cluster Sublots; property located on Ledgestone Drive, PPN 394-26-005, 164 zoned R1-100, subject to the final Engineering receipt on the rolled curbs for the traffic islands as read this evening, as well as the final Covenants and Deeds Restrictions being delivered to the City Law Department and also subject to the applicant’s comments on sublots 79 and 80 for the additional pine trees.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

THE ENCLAVE AT FIELDSTONE PRESERVE, GREG MODIC, AGENT

Tax Split Map for Fieldstone Preserve Phase 3, consisting of 24 Cluster Units into the existing Fieldstone Preserve SFD & CD Subdivision, PPN 394-26-005, 164 zoned R1-100.

Mrs. Barth – Item Number Five, The Enclave at Field Stone Preserve.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Tax Split Map for Fieldstone Preserve Phase 3, consisting of 24 Cluster Units into the existing Fieldstone Preserve SFD & CD Subdivision, PPN 394-26-005, 164 zoned R1-100.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mrs. Barth – Mr. Modic, you have been approved. I would just like to comment on Engineering, Building, Fire and Law Departments and the administration, as well as all the Council representation for their hard work of bringing all these issues forth and to the builder as well for making an improvement and listening to the concerns of the residents. Thank you very much.

COSTCO FUEL EXPANSION/ Theodore Johnson, Agent

Revised Site Plan approval of a 2,240 SF expansion of the existing fueling facility and adding 6 additional gas pumps to the southern end of the existing center and east islands for property located at 16632 Royalton Road, PPN 396-14-001 zoned GB.
**ARB Favorable Recommendation 2-7-17.*

Mrs. Barth – Item Number Six, Costco Fuel Expansion, please step forward and state your name and address for the record.

Mr. Rinker – Bruce Rinker, here on behalf of Costco, Mansour and Gavin, 1001 Lakeside Avenue, Suite 1400, Cleveland, Ohio. Just a point, I understood that there was a question about the signage. I believe that is simply shown on here as conceptual. We recognize that the signage package will have to be handled separately.

I would point out though that it looks like they are reducing the overall square footage by changing the canopy fascia they will be able to locate, center the signage when they submit. Otherwise this is, as pointed out, consistent with the Court Order and I would be happy to answer any questions.

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

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, the proposed site plan conforms to the Judgement Entry and approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, the plans are approvable subject to a plan review in accordance with the Ohio Building Code. As noted, no signage is included in the canopy. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, there is no report. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

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

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Costco Fuel Expansion.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Revised Site Plan approval of a 2,240 SF expansion of the existing fueling facility and adding 6 additional gas pumps to the southern end of the existing center and east islands for property located at 16632 Royalton Road, PPN 396-14-001 zoned GB.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

CONRAD'S BLUE FALLS CAR WASH/Robert Orovets, Agent

Site Plan approval of a 5,060 SF car wash to be located at 9200 Pearl Road, PPN 395-03-006 zoned Commercial Service. *ARB Favorable Recommendation 12-6-16.*

Mrs. Barth – Item Number Seven, Conrad's Blue Falls Car Wash, please step forward and state your name and address for the record.

Mr. Umek – Dominic Umek with Conrad's Blue Falls, 14577 Lorain Avenue, Cleveland, Ohio.

Mr. Turk – Eric Turk, Conrad's Blue Falls, 14577 Lorain Avenue, Cleveland, Ohio.

Mr. Pierson – Andrew Pierson, TMS Engineers, 2112 Case Parkway South, Twinsburg, Ohio.

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

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, the configuration of the traffic flow can accommodate the stacking of sufficient vehicles to avoid creating traffic backups onto the public rights of way. The landscape plan provides for compliance with the Pearl Road corridor streetscape requirements. The proposed site plan complies with the lot coverage and setback requirements of the Commercial Service zoning district and approval is recommended. From Engineering just to note; a traffic impact study was submitted and was determined that no further improvements are required for either Pearl Road or Whitney Road therefore the plans are in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, the plans are in approvable form subject to an accessible pedestrian walkway to be provided from the public way on Pearl Road or Whitney Road to the building entrance. Also, subject to a plan review in accordance with the Ohio Building Code. I would also like to note that the ARB did grant favorable recommendation on 12-6-16. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, the plans are in approvable form subject to a final plan review in accordance with the Strongsville Fire Code and the Ohio Fire Code. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. Any action tonight should be made subject to the report of the Building Department. Thank you.

Mrs. Barth – Are there any questions or comments?

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – For the applicant, I think you heard us talking in Caucus about the traffic and the Pearl Road curb cut. Can you comment?

Mr. Umek - I would share several points. First it is our understanding from the current property owners who we are purchasing the property from, that that drive was a required joint access drive for both parcels for that property and there is an easement that exists between those two parcels for ingress and egress to the parcel that we would be purchasing so that is one. Secondly, what I would share is that our average hourly volume on an average day is less than 30 cars per hour. So you are looking at a car every 2 minutes and that traffic could be split between the Pearl Road entrance and Whitney Road entrance which we expect over time there will be a certain amount of customer base that will be conditioned if they are coming from the south to go left on Whitney or left on Whitney and coming in the Whitney entrance. So the second point, there is obviously the Whitney access itself and in terms of cross traffic with McDonalds we think that because of the visibility of our wash that folks will enter that driveway regardless of whether there is access into our parcel or not causing further internal congestion within the McDonalds parking area, McDonalds lot, having people having to come back out of McDonalds try and find an alternative entrance into our property. We think its low traffic on an hourly basis. We think it was designed with the concept of having the parcel served by that driveway and there is an alternative entrance into Whitney that we think with some conditioning of our customers, the regulars will probably go left onto Whitney and enter from Whitney any way, further reducing that impact.

Mr. McDonald – Sure, and the regulars are not what we are concerned about. It's going to be the occasional driver that comes in. It is a mess right now and I think that the Whitney Road entrance is beautiful, I think it is a great idea and I don't think that leaving through the shared exit is a problem but coming in there, trying to make a left turn over the drive thru traffic and the traffic that is leaving McDonalds, there is a constant stream of traffic there. Even two cars a minute or whatever the numbers are that you quoted, I would be very concerned about their being traffic accidents right there in the McDonalds

parking lot. It seems like it could be more appropriate to make that exit only coming out of the car wash going back to the Pearl Road curb cut.

Mr. Umek – That would change the entire layout of that plot to make it an exit only. It would also devalue the land for us considerably because as a car wash, we are looking to have access on the highest traffic avenue that there is when we place a car wash in position. So, I understand and appreciate what it is that you are sharing. The traffic impact study obviously doesn't go inside so it only dealt with Pearl Road and Whitney Road. It didn't deal internally with the internal parking congestion. Based on our experience and based on the way that the layout is set up it won't be a problem and it would be a situation that we couldn't live with it being an exit only out of that end of the property.

Mr. McDonald – So what does that mean? You said based on your experience it would not be a problem being an exit only?

Mr. Umek – No based on experience it would not be feasible for us to develop it that way.

Mr. McDonald – Okay.

Mrs. Barth – Are there any other questions from the members? Hearing none, I would entertain a motion for Conrads Blue Falls Car Wash.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval of a 5,060 SF car wash to be located at 9200 Pearl Road, PPN 395-03-006 zoned Commercial Service, subject to the Building Department report as read this evening.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called	Mrs. Barth	Aye
	Mr. McDonald	Nay
	Mrs. Walker	Aye
	Mr. David	Nay
	Mr. Daymut	Aye

Mr. Stehman
Mayor Perciak

Aye
Aye

APPROVED

Mrs. Barth - Any other business to come before this Commission this evening? Seeing none, we are adjourned.

Charlene Barth, Chairwoman

Carol M. Oprea 

Carol M. Oprea, Recording Secretary

Approved