

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

February 25, 2021

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, February 25, 2021 at 5:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; 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:

PHO & BEYOND: Mrs. Daley stated that this application is for a Vietnamese restaurant going into the old Goldies. They are actually just using part of the space, not the entire space where Goldies was. They are going to be utilizing their existing patio that they have out front that already has a raised brick wall around it for protection. From the City Planner there were no issues with any of the items on there and from Engineering it is in approvable form. Mr. Miller stated that from Building there are no issues. Capt. Tilbert stated that the Fire Department had no issues. Mr. Kolick stated that the Commission could act on this matter. Mr. McDonald stated that the tenant already has their name on the building. Mr. Miller stated that was true.

DAVE'S COSMIC SUBS: Mrs. Daley stated that this application is going in on Pearl Road in the plaza with Kilbane's and NAPA, into the old computer store site. They are only having seating inside for a maximum of 5 so it is mostly just carryout, so there are not issues with any of the parking or anything and we are good from Engineering. Mr. Miller stated that from the Building Department there were no issues. Capt. Tilbert stated that there were no issues from the Fire Department. Mr. Kolick stated that the Commission could act on this matter.

Mr. McDonald stated that everybody should be reading off the Revised Agenda and we have two additional applications for the two car washes.

SGT. CLEAN – NORTH: Mrs. Daley stated that this application is the existing car wash at the northern end of Pearl really right in the middle of Pearl that has been closed down for a couple of years. They plan on renovating it, putting in the newer technology, the new building similar to what they have down at the south end of town and so with that, it is a really tough piece of land geometrically so they are going to need some variances for their setbacks because they just can't fit the building in there. It will have to be denied to go for the side yard setback off Meadow Lane, with the site plan that we

saw, they have three (3) pay stations out front on Pearl Road so you are going to be coming in from Pearl, exiting out onto Meadow and looking at that it looks like there is enough room for approximately 15 cars to stack up in those 3 stations. After it goes to the BZA we will await plans and review it then. Mr. Miller stated that from the Building Department, there are no issues with this. It is going to come back from BZA and we will look at their plans once BZA approves it. Capt. Tilbert stated that there is no report at this time from the Fire Department. Mr. McDonald asked if he wanted a knock box on the building. Capt. Tilbert stated that was a good idea because it is new construction since it is Code. Mr. Kolick stated because it requires variances, you need to deny it tonight. Mayor Perciak stated that there was going to be a problem with traffic. Any idea what you are going to do with it? On a good day it is probably going to be, you get a day like today and you are going to be stacked. Any idea how you will control the traffic on a State Route? Mr. Krusz, 15951 Kingswood Court, Strongsville, Ohio. We have a traffic study that we already submitted and received that results back and it was favorable that we submitted to the Building Department. As well as that is why we went with three (3) pay station lanes here versus the two so we can have more capacity and this location is going to have a belt which doesn't really mean much but what it is is the capacity that we have to wait on a roller to kick up and push the car through, we don't have that, it is constant throughput, Henry Ford would be impressed. We've looked into that as adding a third pay station, Mayor so that we can get as many vehicles on there and off of there as quickly as possible. Mr. McDonald asked what about pushing the building back farther so that you can get even more stacking? Mr. Krusz stated that he would probably have to look at the designs and talk to our Architect to see at that particular point but where it is right now, where the current building sits and our addition to that, the problem is that it is like a 40 or 50 foot building and 20 feet of the conveyors is sitting out in the weather and conditions so our extending the building and kind of where it is, if the vehicles are turning out of the existing location it's really tight right there now so for us to push it back further there would be a constraint on the exit end which would cause accidents where we can control on the front end of the car wash, the cars entering. Mr. Kolick stated he should talk administratively and any way work with your architect on any way we can move that back. Even if you got it back another length it would at least allow 3 more cars to pull in there because it is not going to help you any if you are backing cars out onto Pearl. What we worry about is cars coming from the north heading south and want to make a left and they go to make a left and see they can't get in the driveway, they are sitting right there to get hit. I am sure you don't want that and we certainly don't want that either so we will send you to BZA tonight but in the meantime, get with us administratively because if you can reconfigure some of these things you may still need variances but I only want to send you once through BZA so that we can keep you moving but we want to make sure we get all the right variances right from the start. Mr. Krusz asked if there would be a different traffic study that we need because the traffic

study that we have now . . . Mr. Kolick stated that he should talk administratively and they'll tell you what you need. Mayor Perciak stated that we want to work with you, we know that was a car wash, I personally don't have any problems with you but we have to figure out how we are going to keep everybody safe there. Mr. Krusz stated that he told Mr. Miller that he had put it on the market for 18 months, we tried to sell it so we are going hey, let's just go back to where we were before and make it a car wash. Mayor Perciak stated that it will eventually take some cars off the one to the south and bring them back down here, all you are doing is splitting hairs here. You'll pick up some and I am sure you have your studies as to how much you are going to pick up but you are going to just pull traffic that was coming up town too so in a way that's better for those people that live on that end of town. Mr. McDonald asked if he would open it before 8:00 a.m. Mr. Krusz stated that the hours are 7:00 a.m. to 8:00 p.m. just like our other facilities.

SGT. CLEAN – SOUTH: Mrs. Daley stated that this application is for the addition of a small equipment room on the south side of the building of the southern car wash on Pearl. For that, this also needs a side yard setback of 8.67 feet so they will have to go to the BZA and Engineering will just review the plans after BZA. Mr. Miller stated that the Building Department would review plans after BZA approval. Capt. Tilbert stated that there were no issues with the Fire Department. Mr. Kolick stated that this one needs a setback variance so we will need to deny it tonight and send them to BZA. The good thing is he owns the lot heading to the south which would be the only lot that is really impacted by this.

Mr. McDonald stated that while we are waiting for 6:00 p.m. to roll around and just for the other Commission members, you should all have and it was also on the board electronically, the additional information about the rezoning for the Industrial Area. So make sure you take a look at that. Our hope is that at our next meeting we can come up with a consensus and move forward with this and get it behind us.

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

Roll Call:

Members Present: Mr. McDonald
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.

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 28, 2021 and February 11, 2021 and I assume you all have made it through the 42 pages from January 28th. I thank you for that, are there any additions or corrections that we need to make? Then they will stand approved as submitted.

PUBLIC HEARINGS:

PHO & BEYOND/ Gary Fisher, Agent

- a) Certificate of Appropriateness for the Site Plan approval for a 2,500 SF restaurant for property located at 13500 Pearl Road, PPN 392-30-010 zoned General Business.
- b) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow Pho & Beyond to utilize approximately 2,500 SF as a restaurant with a maximum seating of 78 for property located at 13500 Pearl Road, PPN 392-30-010 zoned General Business.
- c) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow Pho & Beyond to utilize approximately 460 SF as an outdoor patio with a maximum seating of 32 for property located at 13500 Pearl Road, PPN 392-30-010 zoned General Business.

Mr. McDonald – Item Number One, Pho & Beyond, anyone wishing to speak in favor, seeing no applicant we will go forward with the reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, based upon the current mix of tenants in Crossroads Market Plaza there is adequate parking to accommodate the proposed restaurant. The outdoor patio is adjacent to the northern drive however, it is raised above the driveway elevation and the parking lot and is surrounded by a brick retaining wall providing adequate protection for outdoor diners and it is recommended that Planning Commission grant the approval. 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, it is in approvable form. Thank you.

Mr. McDonald – Capt. Tilbert.

Capt. Tilbert – 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. You are in a position to act on this however, even though there is nobody here for the applicant, you still need to open up the

Mr. David – I move to give favorable consideration for a Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow Pho & Beyond to utilize approximately 460 SF as an outdoor patio with a maximum seating of 32 for property located at 13500 Pearl Road, PPN 392-30-010 zoned General Business.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

DAVE’S COSMIC SUBS/ Navpaul Sidhu, Agent

Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow Dave’s Cosmic Subs to utilize approximately 1,200 SF as a restaurant with a maximum seating of 5 for property located at 14696 Pearl Road, PPN 393-19-044 zoned General Business.

Mr. McDonald – Item Number Two, Dave’s Cosmic Subs, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Sidhu – Navpaul Sidhu, 7361 Daisy’s Wood Lane, Gates Mills, Ohio 44040. The address of the store is 14696 Pearl Road, Strongsville. We are looking, we have a 1,200 SF box which is zoned for General Business and we are looking to put a fast casual sub restaurant franchise in and we are seeking approval for doing so.

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, this is primarily a carry out operation with indoor seating for only 5 patrons. There are no modifications proposed to the site and on-site parking is adequate to accommodate the proposed use and approval is recommended. From Engineering there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, there is no report on the Conditional Use. Thank you.

Mr. McDonald – Mr. Tilbert.

Mr. 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. You are in a position to act on this matter. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Dave's Cosmic Subs.

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 Dave's Cosmic Subs to utilize approximately 1,200 SF as a restaurant with a maximum seating of 5 for property located at 14696 Pearl Road, PPN 393-19-044 zoned General Business.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATIONS:

SGT. CLEAN NORTH/ Brian Krusz, Principal

Site Plan approval for a 2,446 SF expansion to the Sgt. Clean Car Wash for property located at 12653 Pearl Road, PPN 396-07-005 zoned General Business.

Mr. McDonald – Item Number Three, Sgt. Clean-North, please step forward and state your name and address for the record.

Mr. Krusz – Brian Kruszchesky, 15951 Kingswood Courts, Strongsville, 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, the subject site is zoned General Business. The Code requires a setback of 25 feet from the right-of-way on the

side street and because of the narrowness of the subject site, the applicant is requesting that the setback from the side street be 5 ½ feet for both the main car wash building and the pay station canopy so therefore a variance will be required by the BZA. From Engineering once this has gone through the BZA we will review the plans that are submitted and get any comments back to the applicant. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, once the applicant has gone through the BZA we will review the construction plans as submitted. Thank you.

Mr. McDonald – Capt. Tilbert

Capt. Tilbert – Thank you Mr. Chairman. The only report from the Fire Department right now would just be the addition of a commercial knox box. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You will need to deny it tonight since it doesn't meet the provisions of the Code. In the meantime as I stated earlier, the applicant should be in touch with out administrative people so that we can make sure we've got all the correct variances. Anything they can do to increase that stacking distance, however they can do it would be good. At this point you have to deny it and send it to BZA.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Sgt. Clean North Car Wash.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval for a 2,446 SF expansion to the Sgt. Clean Car Wash for property located at 12653 Pearl Road, PPN 396-07-005 zoned General Business.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

SGT. CLEAN SOUTH/ Brian Krusz, Principal

Site Plan approval for a 9' x 6' – 6" equipment room on the south side of the site with underground reclaim water tanks for the existing Sgt. Clean Car Wash, property located at 18534 Pearl Road, PPN 394-26-003 zoned General Business.

Mr. McDonald – Item Number 4, Sgt. Clean-South Mr. Krusz remains at the podium.
Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, this request is for site plan approval for a 58 ½ SF equipment room addition on the south side of the building. The required side yard setback is 15 feet, they are indicating a setback of 8.67 feet, therefore a variance will be required for this Item as well. From Engineering we will review the plans once they are submitted. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, plans will be reviewed once the applicant has gone through the BZA. 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. Like the former Item you will need to deny this since it doesn't meet the provisions of the Code so they can proceed to the BZA.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval for a 9' x 6' – 6" equipment room on the south side of the site with underground reclaim water tanks for the existing Sgt. Clean Car Wash, property located at 18534 Pearl Road, PPN 394-26-003 zoned General Business.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

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. Oprea, Recording Secretary

Approved