

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

February 9, 2017

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, February 9, 2017 at 7:30 p.m.**

Present: Planning Commission Members: Charlene Barth, Chairwoman, Gregory McDonald, Mary Jane Walker, and Brian David; 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:

SIEDEL FARMS: Mrs. Daley stated that this application is for Siedel Farms. This is Phase 6 which is their last phase. This was phase 5, Oxbow Path and Olde Creek Trail so this is an extension of that and it wraps around here into cul de sacs. Its 35 clusters that they are proposing in there. Highlighted on here because a question came up; are their sidewalks as they have in the other phases of the clusters. They don't have the sidewalks on both sides, they are not required to. From the City Planner, it does conform to their Overall Preliminary Plan that has been approved. He did get a call from the neighboring property to the south, which is the property that abuts Royalton Road where the assisted living is being constructed right now. They had asked about possibly a stub street at this time from Siedel Farms. We looked at it and the City Planner looked at it. This is Public Facility and we found that it really wasn't required and unnecessary to put that in. Mrs. Barth asked where they were requesting the stub streets. Mrs. Daley showed her on the plans. From the City Planner, he recommends approval and from Engineering it is in approvable form subject to a review of the revised plans that were submitted, there were some minor comments on there. They also need their approvals from EPA, Cleveland Water and Sanitary. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that as in other streets in the development with this developer, we ask that the islands in the cul de sacs have rolled curbs and no hardscaping, rocks, etc. Mr. Kolick stated that they had signed the Posting Ordinance. They are going to join this association to the existing one which is good so we don't have small associations. They will be paying the recreation fee so we are basically ready to go. Both of those should be made subject to the Engineering Department. They did ask that they make sure that they mark these Common Areas and what association it belongs to, whether it is the overall association or the smaller homeowners association, just designate that on the Tax Split Map. Mrs. Daley stated that they already did that. Mr. Daymut stated that on this particular issue, I had the opportunity to meet with the residents and this is directly affecting their property, there is a great deal of elevation distance with that. Their concern is that there is a creek that needs to be cleaned up and I talked to Mr. Bender about that. That will be taken care of

with the abandoned tires. Obviously drainage is always a concern for everyone so take a look at this pond with Engineering and see if they would need aeration or bubbling or whatever it would need to make sure that it is not stagnant. I know that you have already done that, talked to you about that Lori. Mainly they were interested in some type of screening. Obviously the drainage is dependent between this property, you can see that there is a major drainage area that goes into the pond. Mr. Kolick stated that he was talking about this area here, Pinnacle coming down here. Mr. Daymut stated that the developer agreed, what happens is that we have had great success in my Ward where just behind a few of the units that would impact the people on Pinnacle, that they would have slight mounding and a few pine trees would help the people in the cluster unit and also benefit the people of Pinnacle, so they have agreed to do that. Mrs. Daley put the overall map on the table. She showed how it drops down 25 feet. Mr. Kolick stated that the Commission could act on this matter making it subject to Engineering.

PUZZITIELLO-FRANCESANGELO: Mrs. Daley stated that this application is a small lot split and consolidation at the end of Pinnacle. These two lots right here. What they want to do is, right now where their lot line is, is right at the top of a hill and there is some area of flat land before it drops down so they are basically just going to take some of that usable land and attach it onto their property. Mr. Kolick stated that in other words they are cutting a small piece of the Common Property and adding it to those sublots. It is still within the numbers, and they are okay but it is still a subdivision because it is coming into the Common Property. Mrs. Daley stated that they were going to be using it anyway and I know that they are going to be maintaining it for the HOA, they can't get up there to maintain any of that so it makes sense for these people to maintain it. I know one of the homeowners is interested in putting up a fence and you can't put up a fence on someone else's property. Mr. Bender stated that it really is an issue of long term maintenance. Mrs. Daley stated that it makes sense. Mr. Kolick stated that they needed a signature on it from the Homeowners Association. Mrs. Daley stated that was in her report. From the City Planner, he was good with everything and the only thing from Engineering is that they add a signature clause for Siedel Landholdings LLC, they own this land right now. Mr. Kolick stated that this should be made subject to Engineering. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that this was ready to go. It will have to also go to City Council because it is a subdivision.

PULTE HOMES OF OHIO: Mrs. Daley stated that this application is a split and consolidation, basically assembling that land together for the next item on the Agenda which is Fieldstone Preserve Subdivision. What they are doing is splitting off the back. This is the parcel that it currently owned by the City of Cleveland Water Department, they have their tanks on that parcel. They are splitting off of that and attaching that to

an existing parcel. This is what they will get and this is what they are planning on developing. From the City Planner, this split and consolidation is in approvable form. It meets all the zoning requirements and from Engineering it is in approvable form. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that we have separated this from the other item. This you can act on, the other item we will be hearing has some items that we have to sort through yet on the actual subdivision. All this does is take the larger parcel and attach it over and this complies with our Master Street Plan. We took Whitemarsh and Martins Lane to the borders with the idea that at some point they were going to connect to the roads to the south. That is why they went down that way. You are in a position to act on this portion of the item. The next item we will talk about. Mr. McDonald asked who owns this property. Mr. Kolick stated that the property was the back of the City of Cleveland lot where they have the big tanks there. They'll be selling it off to the developer to develop as part of Fieldstone. Mr. McDonald asked what it was zoned. Mrs. Daley stated that it was R1-100 but that the parcel was split zoned. The front is zoned Public Facility.

THE ENCLAVE AT FIELDSTONE PRESERVE: Mr. Daymut stated that he was working diligently on this project and as we move forward Mr. Short will make a comment on it on the floor and I would appreciate it. Mrs. Daley stated that this application is for the Enclave at Fieldstone Preserve. This is Phase 3 of the Fieldstone Subdivision land that we had just seen. In the back is where they plan to connect Ledgestone Drive, Martins Lane and Whitemarsh which conforms to our Master Street Plan, put in 24 clusters. There are some wetlands on the property that they are keeping intact. Those are going to be in these open spaces here and back here. They did receive their permit from the Army Corp of Engineers to disturb the wetlands that they are disturbing and they have given us a copy of that. A little bit of background on some of the drainage because I know that is a big concern for everyone. We have had some issues downstream, Martins Lane, Lyons Lane, Ellsworth and that area. Right now a lot of this water that comes through this commercial property and across the Water Departments property just goes directly to Martins Lane. What they are doing with this subdivision is putting in catch basins, dropping them down, putting the side inlets in and picking up all of this offsite water into a storm sewer system that is oversized and piping it into their detention basin. So they are going to be taking all the acreage here that they really aren't required to but detaining it in their basin and then tying it into the existing storm sewer on Whitemarsh. Mrs. Barth said so that detention basin that they are putting the runoff in, is that built to handle that runoff? Mrs. Daley stated that it was, that is built to handle all of this area here plus their subdivision, so they are really over designing, over detaining anything from beyond our Code requirements. Mr. McDonald asked if this would be a wet basin. Mrs. Daley stated that it was not. It is a dry basin. That is the existing wetlands that they are leaving undisturbed. Mr. McDonald asked if

that was unbuildable. Mrs. Daley stated yes, they are not building on it. There is a natural drainage course there. They did revise this Preliminary Plan since the first submittal. That was based on some concerns from the neighbor here at the end of Ledgestone. This was shown closer and they were going to be asking for a waiver from the 35 foot setback from Planning Commission, since then they have gone back and revised it and moved it out so they are meeting now the 35 foot setback from the residential lot line. They are also meeting all of the setbacks from the open space which is the 15 feet so they are not requesting any kind of deviation from our standard code on the setbacks. Mr. Kolick stated that some of the letters that you'll see, and we took this into account, were complaining about the distance between these and the existing homes. There are fixed setbacks, 35 feet to a resident but you have the authority to modify that and we didn't think from a Planning standpoint it made sense to modify it in this instance so they went back and did draw it to comply with our code requirements and this individual and there were a number of other complaints about it, understandably because it was within 15 feet of his house. That problem has been remedied with the new subdivision plan. What that did do is that it required them to give us all new drainage plans which we got today or they are just getting together so we are not going to be in a position to act on this, we need to go through all these things and look at the revisions to it, just so you understand that and we are going to ask the Commission to table this tonight so that we can look at the revised grading plans, we are going to make sure that everything is done here correctly. Mrs. Daley stated that this is the revised landscape plan based on comments from the Architectural Review Board also where they added some additional trees and buffering from, again this is where they moved the setback over, they are actually putting in a landscape easement where they are going to put some trees in, they are doing some mounding up on the north along those existing residential properties there. Then these are all trees that they are showing across there. Mr. Kolick stated that the ARB was cognizant of where they are coming up against other residential units, here, here, here and here so they added some mounding and landscaping to help protect those existing residential units. Mrs. Daley stated that was it from the City Planner, he had no issues with the layout and from Engineering, like Dan mentioned, we do have revised plans that were submitted so those will be under review. They will also need, as in the previous subdivision, their approvals from the EPA and Cleveland Water Department for their sanitary water. Mr. Kolick stated that they do have the approval for the wetlands which is the item that we were concerned about and didn't want to go forward until they had those. Mr. Foulkes stated from the Building Department that there was no report. Mr. French stated that there was no report from Fire. Mr. Kolick stated that they are joining this into Fieldstone which is good. I am still, that is the other reason we still can't act on this tonight, is that they are still working through their Covenant and Deeds with my office. I have been in touch with their attorney and they need some modifications which they are working on so, they are getting close but they are not ready to be approved tonight because they

have to be in order before we can approve this. Mrs. Barth asked if there was a representative from Pulte present. Mr. Modic stated he was there to represent Pulte Homes. Mrs. Barth asked what the value of the clusters would be and what the square footage is. Mr. Modic stated that the square footage would range between 1,600 and 3,000 square feet, depending on the options that were chosen. There is an opportunity to add, it is a slab unit, first floor master with the opportunity is to add a loft area on the top with an additional bedroom there as well. The depth would reach to 79 feet and the width is 40 feet wide. That is the maximum with all options chosen and the loft on the top as well. There are not too many of those sold. Mrs. Barth stated that the Commission was tabling this item. Mr. Kolick stated that was so that we can sort through all that. I know that there are a number of correspondences that we are going to ask the Commission members to look at that we distributed so that you will know what the concerns of the individual are and you need time to sort through those before we act on this.

TRUENORTH SHELL: Mrs. Daley stated that this application is to put in a new building, the driveways are going to stay where they are so nothing is going to change there just all new pavement. They are taking out the car wash that is in the back and rearranging the pumps a little bit. It will have better flow to it now. They did have to go to the BZA for one variance that was the rear yard setback so that was already granted by the BZA so they are all in compliance now. From the City Planner there are no issues with them. From Engineering, if you recall we had asked them last time they were at Planning to look at the option of tying their sanitary in because right now they just have a septic, a little treatment plant on their site that discharges out back into a ravine. They are going to tie in, the City owns land behind them, Holiday Inn, City owned property and we have a trunk line so they are going to tie their sanitary into our trunk lines which is good all the way around so we do need to grant an easement to them for that sanitary. There were just a couple minor comments on here that their engineer has already taken care of. Mr. Kolick stated that any approval forthcoming should be made subject to engineering and subject to the grant of an easement from the City for the sanitary sewer. Those two things. Mr. Foulkes stated that from the Building Department, they had a question for the applicant regarding the picnic tables. Is that for public use or what is the intention of that patio? Mr. Turner stated that it was just to have a place to have 2 picnic tables. There is a picnic table out there now and that one is going away. We were going to put some up next to the building. Mr. Foulkes asked if it was an employee area. Mr. Turner stated that it was for employee break area or somebody buys a hotdog or cup of coffee and wants to sit down before they get back on the road. It is a very limited area, it is only 2 tables. Mr. Foulkes stated that typically we have a conditional use permit requirement for any outdoor eating. I guess I would suggest that if you use it for public use that you make an application for that. That would be a separate application to come before Planning

Commission. You would also want some bollard protection in front of that but that could also be incorporated into your conditional use application. We noted the venting for the fuel tanks, that should be incorporated into the canopy. Mr. Tucker stated that they took that into consideration and were planning to do that. Mr. Foulkes stated that it was in approvable form subject to a plan review in accordance with the Ohio Building Code but we are not going to include any signage at this time. Mr. Kolick stated that this matter would be made subject to the Building Department report. They will need to come back to us for the outside eating area with a conditional use permit. When you bring that back make sure you have the bollard protection there and that is whether it is a break area or whether people are going to eat there, either way those people need to be protected. Mr. French stated that it was not really indicated that they are going to have propane sales here and if you are going to have a propane cabinet there is a permit process that goes through the Fire Department for propane sales and the City. Mr. Kolick stated if you are going to be selling propane, storing it outside, then you can come in with a conditional use permit on that too. You can get them both at the same time but we just need to know where it is at so that we can approve it. Same thing it will have to be protected so that a car does not drive through it. They can come at one time for both conditional uses and we can take care of them at one time for you. There is nothing noted on the plans and so we cannot do anything with it tonight. We are in a position to act on it. They understand that we are not approving anything with the outside eating area, we are not approving any location of propane but it will be subject to the grant of the City Easement, Engineering and Building Department reports. You will need to come back to us for signage too even though there is some temporary signage or some shown on here, we are indicating that we are not approving signage. We need more detail on it, locations etc. You can move forward on the site plan.

AT & T MOBILITY: Mrs. Daley stated that this application is just swapping out 3 antennas with 3 new antennas on the tower that is located over by the Service Center. There are no issues from the City Planner and there is no report from Engineering. Mr. Foulkes stated that the only thing is that we need to confirm that the removal bond is in place and subject to a plan review. Mr. Kolick stated that it should be made subject to the receipt of the Removal Bond or confirmation of a Removal Bond. Mr. French stated that there is no report from Fire. Mr. Kolick stated that the Commission could act on this matter subject to the Building Department.

ORDINANCE 2017-012: Mr. Daymut stated that this is an application that was received on Royalton Road. This is a small parcel that is utilized as a single family right now. Some time back Council had rezoned around the property for Estate Residential as you know that is a separate classification and would require a bigger parcel than this one is on. The residents are not able to utilize their property because as we know it is a legal non-conforming zoning. In order for them to be able to live there and take care of their

property they have requested that we rezone and I have talked to the City Planner and I think it is in the best interest at this time. I would ask that we give this a favorable recommendation this evening and move it back to Council. Mr. McDonald asked about the parcel. Mr. Kolick stated that the other area, part of that is vacant and there are some single family homes a vet kennel. Mr. McDonald asked if this property belonged to Mr. Stoyanoff. Mr. Kolick stated that the ER zoning was Stoyanoff's property. Mr. Daymut stated that that was what Council rezoned. Mr. Kolick stated that one of the reasons that they are asking to do it is that they cannot get refinancing unless you zone it over to a proper use because a finance company will not lend on it because if it burns down they can't rebuild.

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

Roll Call:

Members Present:

Mrs. Barth
Mrs. Walker
Mr. McDonald
Mr. Daymut
Mr. David

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.

MOTION TO EXCUSE:

Mr. McDonald - Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald - I move to excuse Mayor Perciak and Mr. Stehman for just cause.

Mrs. Walker – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

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 January 26, 2017. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

SIEDEL FARMS SFD & CD SUBDIVISION/ Chris Bender, Agent

a) Preliminary and Final Subdivision Plan approval for the proposed Siedel Farms SFD & CD Subdivision, Phase 6, to consist of 35 Cluster Sublots; property located on Olde Creek Trail, PPN 392-15-001 zoned RT-C. **ARB Favorable Recommendation 1-24-17.*

b) Tax Split Map for Siedel Farms Phase 6, consisting of 35 Cluster Units into the existing Siedel Farms SFD & CD Subdivision, PPN 392-15-001 zoned RT-C.

Mrs. Barth – Item Number One, Siedel Farms SFD & CD, please step forward and state your name and address for the record.

Mr. Bender – Chris Bender, Siedel Land Holdings, 22700 Royalton Road, Strongsville, 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 layout conforms to the approved Overall Preliminary Plan for the single family detached and cluster

development. As mentioned in Caucus, the possibility of a stub street to the south was looked at and determined to be not practical and not required, therefore, approval of Siedel Farms Subdivision, Phase 6 Tax Split and clusters is recommended. From Engineering the plans are in approvable form subject to a review of the revised plans to be submitted by the applicant's engineer and the applicant receiving the required approvals from the EPA and Cleveland Water Department. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

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

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, as in previous cul de sac islands installed by this developer, the Fire Department requires rolled curbs and no hardscaping or rocks to obstruct or damage large fire trucks. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We have received the Covenant and Deeds and they are in final form and approvable form. They joined this to the other smaller association which was Phase 5 which we preferred to see; namely, that the smaller associations be joined together. They have signed the Posting Ordinance. These lots will pay the recreation fee over to the City. Any approval if forthcoming should be made subject to the Engineer's report on both Item "a" and Item "b". Thank you.

Mrs. Barth – Are there any questions or comments?

Mr. Daymut – Thank you madam Chairwoman. I have had some contact with the residents on Pinnacle Point and they have raised several issues. One was some debris and it is my understanding that will be cleaned up when the actual project starts. They are concerned about drainage and pond over there to see if engineering and I have touched base with our engineering department to make sure if it is in need of a aeration or a bubbler to make sure that it does not become stagnant. Mainly they were interested in some type of buffering. There is a huge difference in height between Pinnacle and the development and I have had some success in my Ward and I have talked to the developer and he has agreed to on several of the units to place a little mounding and 2 or 3 pine trees behind. It would help the people who are behind the cluster units and at the same time aid the people that are on Pinnacle that are affected by it. I would ask that the developer commit to that this evening.

Mr. Bender – I would like to tell the Commission that I did have this meeting with Mr. Daymut and it was very helpful. He pointed out which may have been an oversight in our proposed landscaping plan. We would be happy to do so and that is not an issue, we will be happy to do it. The only reservation that I have is that I want any mounding to conform with the engineering department because that water fall off that hill is so sensitive I want to make sure that we are not trapping water.

Mr. Daymut – We agree because there is a major drainage behind the homes.

Mr. Bender – When we are ready to put those mounds in we will submit a plan to Engineering for their approval.

Mr. Daymut - We appreciate it, thank you.

Mrs. Barth – Are there any other questions? Hearing none, I would entertain a motion for Siedel Farms.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Preliminary and Final Subdivision Plan approval for the proposed Siedel Farms SFD & CD Subdivision, Phase 6, to consist of 35 Cluster Sublots; property located on Olde Creek Trail, PPN 392-15-001 zoned RT-C subject to the report of the Engineering Department.

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 Tax Split Map for Siedel Farms Phase 6, consisting of 35 Cluster Units into the existing Siedel Farms SFD & CD Subdivision, PPN 392-15-001 zoned RT-C subject to the report of the Engineering Department.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

PUZZITIELLO-FRANCESANGELO/ Chris Bender, Agent

Re-subdivision of PPN's 392-13-001, 057 and 058 also known as Sublots 16A and 17A located on Pinnacle Point zoned R1-75.

Mrs. Barth – Item Number Two, Puzitiello-Francesangelo, please step forward and state your name and address for the record.

Mr. Bender – Chris Bender, Siedel Land Holdings, 22700 Royalton Road, Strongsville, Ohio. I am also representing the Puzziello family, Roger Puzziello family and the Francesangelo family and Mr. Scott Francesangelo is here tonight if you have 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, all of the resulting parcels will conform to the minimum lot requirements for a R1-75 single family residential district and approval is recommended. From Engineering the plat is in approvable form subject to adding a signature clause for Siedel Landing, Siedel Landholdings LLC. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. There is no report from the Building Department. 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. This is a re-subdivision since it involves common property being joined over to those single family lots. We are in a position to approve this, if approved it would need to go to City Council as well. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Puzziello-Francesangelo.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Re-subdivision of PPN's 392-13-001, 057 and 058 also known as Sublots 16A and 17A located on Pinnacle Point zoned R1-75 subject to the Engineering report.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mrs. Barth – You have been approved and we will refer this over to City Council.

Mr. Bender – Thank you very much and thank you on behalf of the two families.

PULTE HOMES OF OHIO/ Greg Modic, Agent

Parcel Split and Consolidation of PPN's 394-26-005 and 164 located south of Martins Lane and north of Ledgestone Drive zoned R1-100.

Mrs. Barth – Item Number Three, Pulte Homes of Ohio, please step forward and state your name and address for the record.

Mr. Modic – Greg Modic, Pulte Homes, 387 Medina Road, Suite 1700, Medina, Ohio 44256.

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 subject properties are all zoned R1-100, single family residential district. The resulting parcels will comply with all the minimum lot area and width requirements of the R1-100 district and approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. There is no report from the Building Department. 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 item. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Pulte Homes of Ohio.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel Split and Consolidation of PPN's 394-26-005 and 164 located south of Martins Lane and north of Ledgestone Drive zoned R1-100.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

THE ENCLAVE AT FIELDSTONE PRESERVE, GREG MODIC, AGENT

a) Revised Overall 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, 0164 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, 0164 zoned R1-100.

c) 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, 0164 zoned R1-100.

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

Mr. Modic – Greg Modic, Pulte Homes, 387 Medina Road, Suite 1700, Medina, Ohio 44256. Good evening. I have stood in front of this commission more times than I can count over the better part of the last 10 years, whether as an engineering consultant or as an employee of Pulte Homes. I have always worked hand in hand with the City to make sure all projects that I touch are high quality, and I would hope that the City feels the same way. Each time I have begun my prior appearances by thanking the Planning Commission members for their time and consideration with regards to my application. I would like to extend that gratitude again this evening. While I usually keep my comments brief, for this particular site, I think it is necessary for me to say a few more words given the public interest. I would like to start by stating that I have read all of the residents' letter that have been provided to me. I understand their concerns, and I can assure you that they are taken seriously. I would like to inform this Commission that the city engineers, planning director, planning secretary, and Mayor were well versed and vocal with regard to the known flooding concerns in this area, just as the residents who have written to the Commission and Council members. With the feedback of the city officials, which we met with very early on as we began this project, we embarked on a design to exceed all city code requirements with regard to the storm water management, as evident by the plans submitted with this application. This includes nearly eliminating the upstream runoff that passes thru the area we are not developing by diverting the water through an oversized storm sewer to ensure the water gets to the oversized storm water management pond. It is worth noting this storm sewer is sized to carry water from what is known as a 100 year storm versus the code required 5 year storm. As a side note, we are not required to address this offsite existing flow, but felt that it was in the best interest of everyone to do so. After the city engineer reviewed our plans that were submitted, and after the city received the letters from the residents, the city engineer requested that we redesign the sewer alignment to provide better water flow thru the system, add additional catch basins, and add double catch basins at specific locations along the roadway. Although the plans as submitted met all standard engineering practices with regards to the double catch basins which were absolutely not warranted, we again agreed to provide them as requested. With regard to a study of the entire drainage area that passes thru the entire Fieldstone Subdivision property starting near Pearl and Boston and ultimately making its way to the 42" storm sewer between Whitemarsh and Walnut, I can confidently state that this was a requirement of the city engineer and it was performed by me personally as the civil engineer who designed the existing Fieldstone subdivision that was built in 2014. The flooding

problems at Whitmarsh and East Kerry/Walnut that existed prior to the Fieldstone Subdivision were accounted for in that design and now in the design of the 24 cluster lots before you tonight. A statistic to note regarding this drainage corridor to Whitmarsh as mentioned:

- Prior to the 2014 development of Fieldstone, there was an existing a 100 Year Storm discharge rate of 150 CFS. Upon completion of the 2014 development and with this new proposal this discharge was reduced to 42 CFS, a 72% reduction.

It is also worth noting that the flooding down Martins Lane northerly to Lyon Lane and Blue Spruce drive are absolutely not in the drainage corridor that passes thru the Fieldstone project toward Whitmarsh. This is proven by the drainage studies prepared for Fieldstone and the basic principal that water does not run uphill. Regardless of that fact, as part of this proposed 24 cluster lot project, we looked to alleviate whatever possible storm water runoff that is tributary to the Martins Lane corridor. I would also like to inform the commission that since my initial application to be on tonight's agenda, I have reached out to each of the 7 council members and heard back from the majority of them regarding the residents' concerns. It is also worth noting the residents' concerns were passed on from the engineering and planning department. With this feedback, my team was able to add additional storm catch basins, add double storm catch basins in the roadway, shift the setback on subplot 88 against the existing Fieldstone subplot 1 resident, and add additional screening behind the Walnut Drive and East Kerry residents, and against subplot 1 in Fieldstone. The additional screening was a conditional approval at the ARB meeting, and all of these changes have been made and resubmitted to the planning/ARB secretary and engineer's office. In my opinion this is evidence that the notification process worked and the council members that responded to me and city departments mentioned were diligent in ensuring this project addressed the relevant concerns raised by the residents. Thru 2 of the councilmen, I have offered to meet with the Woods HOA board members. That offer still stands and my contact information has been passed on to them. With regard to the concerns raised by the extensions of Martins Lane and Whitmarsh, it is worth noting when these roads were created a Temporary turnaround easement, not a permanent right-of-way, was created, therefore it was always anticipated these roads would be extended. I will let safety services correct me if I am wrong, but my understanding is that the connection of these roads to Ledgestone Drive provides better access for Safety services for this area. In closing, I will stop at this point and appreciate you time and consideration on this and certainly if there are any questions either tonight or over the next two weeks before we come before this Commission, I would be glad to answer them from anyone that reports to this Commission. Thank you.

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 for Fieldstone Preserve connects to 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 Subdivision Plat 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. As the applicant just mentioned, they did revise the subdivision plat to reflect compliance with all of the minimum setback requirements. Also in response to comments from the Architectural Review Board, they included some additional landscaping to minimize impacts of the neighbors and also added some landscaping where it abuts the single family residents. In summary, the project that is currently proposed, complies with the provisions of Chapter 1253 of the Planning and Zoning Code and the Master Street Plan and approval is recommended. From Engineering we have the following comments at this time. Revised plans were submitted and are under review. Just to note that the applicant has received their required Nationwide Permit from the Army Corp. of Engineers and just to remind them that they must adhere to the conditions of that permit and they will also require approval from the EPA for the water and sanitary and the Cleveland Water Department. 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. A couple of items here, the original plans as noted required some modifications which this Commission had authority to do under 1253.11 (b)(3) with some of those setbacks but our City Planner looked at them and our other departments looking at them didn't think they would be appropriate so I will say that we went back to the developer and they have now removed all those so they now meet all the setback requirements required in the Code. Part of that was the result of some input from some of the residents and we appreciate that input. There are a number of letters that we have received from the residents and we take those seriously and distribute them to all our departments and all the members here on the Planning Commission have them. We ask that you review those again if you have not already done so. Some came in as late as today so I know that you haven't seen those, please

review these before the next meeting. They will be joining this to Fieldstone. They do not yet have completed all their Covenants and Deeds. I have been working with their attorney. He understands what our concerns are on the Covenants and Deeds and he is in the process of making those changes but we cannot approve this until those are in final form. The storm water is a concern we are aware of in this area. We are doing some other things now, Council approved an easement to allow us to get some additional retention basin that will serve this general area off of Drake between Ash and Walnut so that improvement we are looking at doing in addition to what we have here and we know that there are concerns as to drainage and we are looking at working through those particular items. Tonight, again since there is a regrading plan, we want to make sure all the details are worked out before we act on this and they need more time to get the Covenant and Deeds done, as we are going to ask that the Commission just table this tonight and also so that you can have an opportunity to look at those concerns of the residents. Thank you.

Mrs. Barth – At this time we are going to let Councilman Gordon Short step forward and make any comments that he wants to make on behalf of all the residents.

Mr. Short – Thank you Madam Chairwoman and members of the Planning Commission. Gordon Short, 17261 Greenway Drive and Councilman for Ward 4 which represents Fieldstone, the Woods and Waterford Crossing which are affected by this plan. I thank the representative from Pulte for his comments and exclamation. As was noted, flooding is a major concern of this area with a new detention basin that we need to work on is key to that but also with the addition of more homes, more streets, we want to work with the concerns of the residents have been very clear that we want nothing to obviously increase the flow of water and to mitigate any flooding that currently happens out of those areas on Whitemarsh and on Martins Lane. We look forward to continued discussion and respectfully request this be tabled for a minimum of 1 meeting for us to be able to study those plans, to work with the HOA who is very involved in and very knowledgeable about flooding issues, to insure that we can get the best plan possible for that Woods Development to insure that we are making it a better situation and not one that worsens the issue there. Secondly, a lot of this is both for the Woods and for the Waterford residents, obviously there is the aesthetics and the landscaping and we want to see those new plans as well to insure that the views are much more pleasing than just the back of a cluster home. I appreciate this Planning Commission's willingness to table this to review these issues. I know that our engineering department is working hard and has been working with Pulte to ensure that these issues are addressed from the flooding concerns and the landscaping. Again, you have my information to contact me as well but to continue to work to ensure that we are bringing the best possible plan forward before this subdivision gets built. We have learned from our past development and make this a really good thing for both the new residents there and the current residents of both the Woods and Waterford so thank you for your time

and I look forward to continuing to work with the Commission and with Pulte on this development. Thank you.

Mrs. Barth – Are there any questions from the members? Hearing none, we will table this item.

TRUENORTH SHELL/ Rick Turner, Agent

Site Plan approval of a 4,200 SF gas station for property located at 15635 Royalton Road, PPN 399-02-012 zoned Motorist Service. **BZA Variance Granted 12-7-16. ARB Favorable Recommendation 12-20-16.*

Mrs. Barth – Item Number Five, Truenorth Shell, please step forward and state your name and address for the record.

Mr. Turner – Rick Turner, Diamond Z Engineering, 5670 State Road, Parma, 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 proposed site plan conforms to all the minimum requirements of the Zoning Code for a facilities in the MS District with the exception of the rear yard setback for the building which they did receive a variance from the Board of Zoning Appeals, therefore site plan approval is recommended. From Engineering the plans are in approvable form subject to the following; the applicant's engineer submitting a revised set of plans conforming to the comment letter that was supplied to them. Their engineer did respond back in writing stating that all of those comments will be addressed. Also, the City granting an easement for sanitary sewer purposes to the applicant. As requested they are eliminating their on-lot septic system and going to tie into the City's sanitary sewer that is located to the south. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, the plans are approvable subject to the following; an application for and issuance of a Conditional Use Permit for the indicated patio paver on the west elevation be submitted and approved. Also, the fuel tank venting be incorporated into the proposed canopy and a plan review in accordance with the Ohio Building Code. This approval does not extend to the propose signage on this site. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, there is no indication shown on the plans for an exterior propane storage cabinet for retail sales which would need to be reviewed for placement and required bollard protection if this is their intent. Strongsville Fire Code requires the applicant to purchase an annual propane sales permit through the Fire Department and through the Legal Department if he would like to explain another application process. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. Mr. Turner, if you are going to be using that outside area as we noted, if you are going to put tables or anything back there, whether it is for employees or for customers but particularly for customers, file for a conditional use permit, get with our Building Department so that they can show you the type of bollard protection we are going to need for those people. We want to keep them safe whether they are employees or whether they are customers. Same thing, you can come in at the same time for, if you want to have outside storage of propane tanks or filling or exchange of tanks, we need to look at that too to see where you are locating it and make sure that it is bollard protected and then you can bring in your signage and we can look at those items as well. Tonight you can act on the site plan. If you are looking at approval, it needs to be made subject to the easement from the City on the sanitary sewer and the Engineering and Building Department reports. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval of a 4,200 SF gas station for property located at 15635 Royalton Road, PPN 399-02-012 zoned Motorist Service subject to the Engineering and Building Department reports as well as the receipt of the City Easement for the sanitary sewer.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

AT & T MOBILITY/ Kathy Farina, Agent

a) Determination that the proposed modification does not substantially change the physical dimensions of the tower or base station for the facility located at 16099 Foltz Parkway, PPN 393-12-002 and 393-10-001 zoned General Industrial.

b) Site Plan approval for the addition of 3 new antennas and 3 RRH's and remove 3 existing antennas for the AT & T co-location on an existing telecommunications tower located at 16099 Foltz Parkway, PPN 393-12-002 and 393-10-001 zoned General Industrial.

Mrs. Barth – Item Number Six, AT & T Mobility, please step forward and state your name and address for the record.

Mr. Newsome – Matt Newsome, 3333 Lake Road West, Ashtabula, Ohio 44004.

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

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, since everything is taking place on the existing tower, there are no zoning setback issues. There will be no visual impacts as the tower and the antenna will look virtually the same after installation and approval is recommended. From Engineering there is no report on Item “a” and Item “b” is 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 the applicant providing us evidence that the Removal Bond is in continuing force for the mobile carrier and 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, there is no report. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. For the applicant, the only bond we could find was one for New Cingular going back to 2006 so they are going to need to update this to AT & T Mobility and this bond was only partially completed anyway so just get us a new bond or if there is one that we are unaware of that you have, get a copy of it but it

needs to be for AT & T Mobility. You can act on Item “a” and Item “b” would need to be made subject to the receipt of or confirmation of the Removal Bond.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Determination that the proposed modification does not substantially change the physical dimensions of the tower or base station for the facility located at 16099 Foltz Parkway, PPN 393-12-002 and 393-10-001 zoned General Industrial.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval for the addition of 3 new antennas and 3 RRH’s and remove 3 existing antennas for the AT & T co-location on an existing telecommunications tower located at 16099 Foltz Parkway, PPN 393-12-002 and 393-10-001 zoned General Industrial subject to the receipt of or confirmation of the Removal Bond.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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REFERRALS FROM COUNCIL:

ORDINANCE NO. 2017-012

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 real property located at 22044 Royalton Road, in the City of Strongsville, from GI (General Industrial) Classification to R1-125 (One Family 125) Classification (PPN 392-08-002).

Mrs. Barth – Mr. Daymut.

Mr. Daymut – Thank you Madam Chairwoman. This is an ordinance request that we received from a resident on Rt. 82 on the north side just east of Foltz. They would like to maintain their property as R1-125 and it is currently zoned for General Industrial. Recently City Council had rezoned the land around it to Estate Residential for two homes in there and it is the recommendation from the City Planner and desire from Council so that they can utilize the property as it is currently being used in this zoning so I ask that we give favorable recommendation to that this evening. Thank you.

Mrs. Barth – Thank you Mr. Daymut. Are there any questions from the members? Ordinance No. 2017-012. 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 real property located at 22044 Royalton Road, in the City of Strongsville, from GI (General Industrial) Classification to R1-125 (One Family 125) Classification (PPN 392-08-002).

Mr. McDonald – Move to give favorable consideration.

Mrs. Walker – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mrs. Barth – Mr. Daymut, you have a favorable recommendation to take back to City Council.

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