

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 10, 2022

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, March 10, 2022 at 5:50 p.m.**

Mayor Perciak swore in Mick Polo III as a member to the Planning Commission.

Present: Planning Commission Members: Brian David, Acting Chairman; Edward Pfahl; Mick Polo and Kim Veris; Mayor Thomas Perciak; City Council Representative, James Kaminski; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; Building Commissioner, Michael Miller and Fire Department Representative, Captain, Matt Tilbert.

The following was discussed:

SHANNON BURNS: Mrs. Daley stated that this application is for a simple lot consolidation on Whitney Road, just residential, both residential parcels. One of them is vacant right now, the other has two houses and a barn that they plan on demolishing the existing homes and building one larger home on both of those parcels. From the City Planner it meets the zoning requirements for area and frontage and from Engineering it is in approvable form. Mr. Miller stated that there was no report from the Building Department. Capt. Tilbert stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission was in a position to act on this matter tonight.

CAMDEN WOODS: Mrs. Daley stated that this application is for a single family and detached cluster development on the southeast corner of Prospect and Royalton. It is zoned R1-75 and that does allow for a mix of cluster and single family homes. What they are proposing are 80 units but they would like them all to be cluster homes instead of the mix of the single family and cluster. So 80 is the density maximum so they are still within the maximum density requirements for the zoning. The only variance that they would need is on the 100% clusters instead of 35% clusters so it does need a variance for that. Also just to note, they are going to be preserving 6 ½ acres in a conservation area, that is the wooded and ravine area south and that will all be preserved where they can't build in that 6 ½ acres. As of right now they are just showing just one drive on Prospect and one on Royalton. We've spoken with the applicant and their traffic engineer, they are going to be doing a traffic study down the road for us just to take a look at those drives and see if any improvements are needed. Obviously we will need our final plans if this gets through the Board of Zoning Appeals. Mr. Miller stated that there was no report from the Building Department. Capt. Tilbert stated that there was no report from the Fire Department. Mr. Kolick stated that this is

what it does, from the proposal that was on the ballot, they have reduced that number of units from 144 to 80 units. Eighty units complies with our density requirement so they are not putting more homes than we permit under the Code. We permit 2.6 homes per acre so they are meeting our number of units as noted in the engineer's report though they are all going to be clusters. They will be clustered into groups of twos or threes and that is the only thing that doesn't meet the Code. It meets the green area and they meet the 20% green area, they meet everything else except that one item. They meet all the setbacks, so you don't have any choice tonight but to deny them so that they can go to the Board of Zoning Appeals and seek a variance for cluster units, the number of cluster units as opposed to having all single family and clusters. So you will need to vote to deny it tonight.

ORDINANCE NO. 2022-043, 044 and 045: These are all having to do with our Tree Fees. They are based on our most recent studies, our fees are totally inadequate. This raises that Tree Fees to a more reasonable amount, still probably less than it costs us to plant a tree but closer. Legally we need to review these fees which we do, I think the last time we reviewed this was in 2018. They are related ordinances; it is that two of them are in the Building Code, one is in the subdivision ordinances so they are looking for a favorable recommendation to Council so Council can hold a public hearing on them, at least the one.

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

Roll Call:

Members Present: Mr. David
Mr. Pfahl
Mr. Veris
Mr. Kaminski
Mr. Polo
Mayor Perciak

Also Present: Mr. Miller, Asst. Bldg. Com.
Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.
Cpt. Tilbert, Fire Dept. Rep,

Carol Brill, Recording Secy.

Mr. David – I would like to officially welcome Mr. Mick Polo to the Planning Commission.

Mr. Polo – Thank you very much.

MOTION TO EXCUSE

Mr. Pfahl - Mr. Chairman.

Mr. David – Mr. Pfahl.

Mr. Pfahl - I move to excuse Mr. McDonald for just cause.

Mr. Veris – Second.

Mr. David – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mr. Pfahl – Mr. Chairman.

Mr. David – Mr. Pfahl.

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

Mr. Veris – Second.

Mr. David – Secretary please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. David – You have had a chance to review the minutes of January 13, 2022. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

SHANNON BURNS/ Shannon Burns, Principal

Parcel consolidation of PPN's 395-11- 006 and 395-11- 007 located on Whitney Road, zoned R1-75.

Mr. David – Item Number One, Shannon Burns, please step forward and state your name and address for the record.

Mr. Burns – Shannon Burns, 18079 Brick Mill Run, Strongsville, Ohio 44136.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the subject properties are both zoned R1-75. The combined lot would comply with all of the Zoning Code requirements regarding lot area and frontage and approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mr. David – Thank you, Mr. Miller.

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

Mr. David – Capt. Tilbert.

Capt. Tilbert – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. David – Thank you, Mr. Kolick.

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

Mr. David – Are there any questions or comments? Hearing none, I would entertain a motion for Shannon Burns.

Mr. Pfahl – Mr. Chairman.

Mr. David – Mr. Pfahl.

Mr. Pfahl – I move to give favorable consideration for parcel consolidation of PPN's 395-11-006 and 395-11-007 located on Whitney Road, zoned R1-75.

Mr. Veris – Second.

Mr. David – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

CAMDEN WOODS/ Nick Catanzarite, Agent

Final Site Plan approval of the proposed Camden Woods Subdivision consisting of 80 attached Single Family homes for property located at the corner of Prospect and Royalton Roads, PPN's 393-15-005, 006, 007, 009, 010, 012, 013 and 014 and 393-15-002, 003, 004 and 008.

Mr. David – Item Number Two, Camden Woods, please step forward and state your name and address for the record.

Mr. Slagter – John Slagter, 9501 Main Ave., Cleveland, Ohio 44114 and we are here to answer any questions you may have.

Mr. Mr. David – 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 R1-75 single family residential district. The plan indicates a total of 80 single family attached dwelling units. The dwelling units are attached in buildings of either 2 or 3 units. The development plan includes a 6 ½ acre conservation area along the existing stream. The proposed development plan meets the minimum acreage, maximum density and required open space provisions of Section 1253.11. However, Section 1253.11(b)(2) limits the maximum percentage of cluster units in any single family and detached cluster development to 35% of the total number of dwelling units in the development. The proposed plan for Camden Woods indicates 100% of the proposed dwelling as cluster units therefore a variance would be required. From Engineering just some additional items. We will need for a final approval, should this get through the variance process, some of the items are; the subdivision plat, final engineering plans, any kind of EPA permits or Army Corp. permits if those are needed, your outside agency approvals; Cleveland Water Department. We did talk about a traffic study with the applicants engineer and I know that they are working on that and then all of their storm water management plans and calculations. We will also get with our safety forces and the Service Department just to go over the internal layout and make sure it works for all of their vehicles. Thank you.

Mr. David – Thank you, Mr. Miller.

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

Mr. David – Capt. Tilbert.

Capt. Tilbert – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. David – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Since this does not comply with that one element in the Zoning Code, you will need to deny it to go to the BZA. Presuming you receive that variance; when you come back, you will need to get me some Covenant and Deed Restrictions and Easements relating to the conservation area and as well as the detention basin on site. As long as I get those before the Planning Commission meeting I am okay. The Commission will need to deny this tonight. Thank you.

Mr. David – Are there any questions or comments? Hearing none, I would entertain a motion for Camden Woods

Mr. Pfahl – Mr. Chairman.

Mr. David – Mr. Pfahl.

Mr. Pfahl – I move to give favorable consideration for Final Site Plan approval of the proposed Camden Woods Subdivision consisting of 80 attached Single Family homes for property located at the corner of Prospect and Royalton Roads, PPN's 393-15-005, 006, 007, 009, 010, 012, 013 and 014 and 393-15-002, 003, 004 and 008.

Mr. Veris – Second.

Mr. David – Secretary please call the roll.

Roll Called

All Nays

DENIED

REFERRALS AND RECOMMENDATIONS FROM COUNCIL:

ORDINANCE NO. 2002-043:

An Ordinance amending Sections 1023.07 of Title Two of Part Ten-Streets, Utilities and Public Services Code; and Section 1228.01(h) of Title Four of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, concerning Tree Fees.

Mr. David – Mr. Kolick.

Mr. Kolick – These Ordinances are all related to various changes in the building and the subdivision and zoning codes related to Tree Fees. We are required legally to look at these periodically to make sure our fees are in line with the cost of replacing trees as well as the benefit to the community. That study was done by our Coordinator of

Natural Resources who determined that our fees were totally inadequate so this raises those fees accordingly based on her study and she actually looked at a number of outfits and people who install these trees to get some hard numbers. The recommendation is to give a favorable recommendation to Council and Council will then view them. That is true for all of them, we just need to vote on them separately.

Mr. David – Ordinance No. 2022-043. An Ordinance amending Sections 1023.07 of Title Two of Part Ten-Streets, Utilities and Public Services Code; and Section 1228.01(h) of Title Four of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, concerning Tree Fees.

Mr. Pfahl – Mr. Chairman.

Mr. David – Mr. Pfahl.

Mr. Pfahl - Move to give favorable consideration for Ordinance No. 2022-043.

Mr. Veris – Second.

Mr. David – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

ORDINANCE NO. 2002-044:

An Ordinance amending Section 1025.10 of Title Two of Part Ten-Streets, Utilities and Public Services Code of the Codified Ordinances of the City of the City of Strongsville, concerning Tree Fees.

Mr. David – Ordinance No. 2022-044. An Ordinance amending Section 1025.10 of Title Two of Part Ten-Streets, Utilities and Public Services Code of the Codified Ordinances of the City of the City of Strongsville, concerning Tree Fees.

Mr. Pfahl – Mr. Chairman.

Mr. David – Mr. Pfahl.

Mr. Pfahl - Move to give favorable consideration for Ordinance No. 2022-044.

Mr. Veris – Second.

Mr. David – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

ORDINANCE NO. 2022-045:

An Ordinance amending Section 1420.02.5 (Table) of Chapter 1420 of Title Four of Part Fourteen, Building and Housing Code, of the Codified Ordinances of the City of Strongsville to Modify Fees in the Tree Planting Fund Range Table.

Mr. David – Ordinance No. 2022-045. An Ordinance amending Section 1420.02.5 (Table) of Chapter 1420 of Title Four of Part Fourteen, Building and Housing Code, of the Codified Ordinances of the City of Strongsville to Modify Fees in the Tree Planting Fund Range Table.

Mr. Pfahl – Mr. Chairman.

Mr. David – Mr. Pfahl.

Mr. David - Move to give favorable consideration for Ordinance No. 2022-045.

Mr. Veris – Second.

Mr. David – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

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

Brian David, Acting Chairman

Carol M. Brill

Carol M. Brill, Recording Secretary

Approved