

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 11, 2021

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, March 11, 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:

BRTS Properties: Mrs. Daley stated that this application is for a new daycare that is going into a vacant building right now on Pearl Road just across from Echo Drive. It actually was a daycare at one time, maybe 10, 12, 15 years ago, it's been vacant ever since. So they are moving into the building, they are not changing any of the building or the parking so the City Planner is good with everything. From Engineering there is no report. Mr. Miller stated that from the Building Department there is no report. Capt. Tilbert stated that from the Fire Department the Conditional Use approval just needs the installation of a commercial knox box. Mr. Kolick stated that the Commission was okay to act on this matter.

Royalton Collection: Mrs. Daley stated that this application is for a lot split. Right now at the Royalton Collection there are three separate parcels. Two of the parcels out front, they intend to split into four so the restaurants will each have their own parcel and Home Goods would have its own parcel and then the building out front would have a parcel. With that there are cross easements that they'll need, access, ingress/egress, storm water management, utilities. Also the two parcels that will be in the back won't have frontage so they'll need a variance for that. Actually there are a number of variances for no frontage, setbacks because the lines are going to be going through the parking areas, building setbacks so the City Planner has actually said that every parcel they are creating will need variances on that. We are going to make sure that they put a restriction on the parcels that they'll have no new curb cuts onto Royalton and that they do not have their own individual monument signs so we will make sure that they put that on the plat. Mr. Miller stated that from the Building Department there is no report. Capt. Tilbert stated that from the Fire Department there is no report. Mr. Kolick stated that as Lori said, nothing is going to change over there physically, they are just putting new lines in but they will require at least 9 variances. So you will need to deny it here and then they will have to come up with cross easements for utilities, parking just about everything over there. So you will need to deny it tonight and send it over to the BZA. Mayor Perciak stated I have no problem with it, as a matter of fact I wish they would have just done this at the beginning. It makes sense

especially in today's day and age with commercial real estate. As a matter of fact, I think it is a good move. When you look at what is happening in the commercial real estate market, how discounted commercial real estate is today, not only commercial real estate, even apartments may be apartment rents have stayed constant but there is more in it now, they are throwing more in it, utilities, this and that so it's a soft rent. So when you look at any of these commercial sites, you have to look at them for what they are and to take this and split this as long as there is an access road out, it is probably better for everybody concerned. A business man, the City, that whole Royalton Collection there so it is a lot of work but it's probably a good business move. Politically it is not smart but it is a good business move, it makes sense, it makes sense with the banks also if they ever have to do anything with that so it is a much better arrangement, it is bankable.

Freddy's Frozen Custard: Mrs. Daley stated they are moving into what was the Burger King building on Pearl Road. They're reusing the building and that parking, just improving it. So the curb cuts and everything are staying the same. There were no issues from the City Planner. From Engineering it is approvable, I just had a couple of questions that I had to relate to the applicant on some details on the resurfacing of the lot so other than that we are good with everything. Mr. Miller stated that from the Building Department we have had discussions with the developer about lighting on the site that was approved through ARB and we've also had discussions with grease storage and we are waiting for the approved plans which I was told today will be in within the next two weeks. Capt. Tilbert stated that the Fire Department gives conditional approval with the installation of a knox box. Mr. Kolick stated that on Item #1, you should make it subject to Engineering and to the Fire Department Report tonight. They were approved by the ARB, they have the required streetscape and all that that is required. The Conditional Use, they have 60 seats out there but they have the bollard protection that we required. If you recall, you had the Public Hearing before and you were waiting for the site plan to act on it so you are in a position to approve both of these with those conditions.

Mr. McDonald – Just a note for the Commission, we've been talking about this rezoning, the industrial-residential rezoning, Council has given us another extension on that so we won't be talking about it tonight and we probably won't be talking about it at the next meeting but hopefully by that first meeting in April we will.

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

closest major building proximity wise is the Get Go which is south of it. Then of course the daycare, I believe it is called Stages now which is kind of diagonal of it. I was the designer of that too but this particular one was formerly a daycare. The applicant has purchased the building and the property and has come before you to do alterations on the interior to reopen it as a daycare. The intent is to have 9 teachers and 79 children which is what the Code maximum permits. All the spaces are still compliant. We are doing a series of upgrades on the interior to bring it to current Codes. The applicants actually have successfully filled the gap in providing daycare and child care services for Eastern Europeans specifically. They own 3 other schools, one in Brunswick, 2 in Parma Heights and an English as a second language school. So they have 37 other employees in other establishments so they are well versed in child care, daycare environment. This one that they are proposing to open up here is the first of their purchases in this area other than the Brunswick one that they have opened.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the applicant is not proposing any changes to the building footprint or the existing parking lot footprint 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. Thank you.

Mr. McDonald – Capt. Tilbert.

Capt. Tilbert – Thank you Mr. Chairman. The Fire Department is giving this a Conditional approval with the installation of a knox box. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You can act on this subject to the Fire Department report this evening. Thank you.

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

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)(D) and 1242.07 to allow BRTS Properties to utilize approximately 4,460 SF as a daycare for property located at 16939 Pearl Road, PPN 397-10-009 zoned General Business subject to the Fire Department report.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATIONS:

ROYALTON COLLECTION – SOMERA ROAD/ William Boron, Agent

Parcel Split of PPN's 396-12-033 and 396-12-035 located at 17800 Royalton Road, zoned Office Building, General Business and Restaurant Recreational Services.

Mr. McDonald – Item Number Two, Royalton Collection, please step forward and state your name and address for the record.

Mr. Boron – Bill Boron, 6000 Lombardo Center, Cleveland, Ohio 44131.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, they're proposing to split two parcels into four, labeled into Parcels 1, 2, 3 and 4. All four parcels will need variances. Parcel 1 will need a variance for building ground coverage, street frontage, building side yard setback, and parking rear yard setback. Parcel 2 will need a street frontage and parking side yard setback variance. Parcel 3, parking side yard setback variance and Parcel 4 building rear yard setback and parking rear yard setback variances. Also there will need to be Deed Restrictions on the Parcels, requiring the use of the common shared drive for access and prohibiting any additional curb cuts or access points onto Royalton Road. All four parcels will need Deed Restrictions prohibiting additional free standing signs and requiring compliance with the Master Sign Program. From Engineering we would just like to see those restrictions for the curb cuts and the signage put on the plat. We can note that. They'll also need cross easements for ingress/egress, utilities, parking and storm water management. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, there is no report. 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. We will need to deny it tonight to go to the BZA. I have been in touch with their Attorney and told him that we need that agreement in place to handle all those cross easements and conditions, restrictions and how they are going to handle the division of fees between the various parcels to take care of things. As noted in the Engineering report, you need to put on the plat the restriction for no access directly onto Rt. 82. You will need to deny it because all those various variances required.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Split of PPN's 396-12-033 and 396-12-035 located at 17800 Royalton Road, zoned Office Building, General Business and Restaurant Recreational Services.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

FREDDY'S FROZEN CUSTARD/Dominic Gatta, Agent

a) Site Plan approval of a 3,145 SF Freddy's Frozen Custard & Steakburgers restaurant, property located at 12380 Pearl Road, PPN 392-28-011 zoned Restaurant Recreational Services. **ARB Favorable Recommendation 12-15-20.*

b) Conditional Use Permit pursuant to C.O. Sections 1258.06(a)(1) and 1242.07(b) to allow Freddy's Frozen Custard to utilize approximately 1,990 SF as an outdoor patio with a maximum seating of 60 for property located at 12380 Pearl Road, PPN 392-28-011 zoned R-RS.

Mr. McDonald – Item Number Three, Freddy's Frozen Custard, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the site is zoned R-RS. The building footprint remains unchanged so there are no setback issues. They do have the required parking that they need, 47 parking spaces, they are providing 56 parking spaces. They are also including the fencing and the landscaping that is required for the Pearl Road Corridor Streetscape requirements and approval is recommended. From Engineering the plans are in approvable form subject to just some detail revisions on the plans. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, it is in approvable form, we have had discussions with the applicant concerning site lighting and used cooking oil containment and they are aware of those. Thank you.

Mr. McDonald – Capt. Tilbert.

Capt. Tilbert – Thank you Mr. Chairman. From the Fire Department, we are giving this a conditional approval with the installation of a Knox box. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We are in a position to act on this. You had the Public Hearing on the Conditional Use already but you should make Item "a" subject to Engineering, Building and Fire reports this evening. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Freddy's Frozen Custard.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

