

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 23, 2023

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, March 23, 2023 at 5:50 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Brian David; Michael Polo, Terry Toth and Kim Veris; Council Representative, James Kaminski; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; Building Commissioner, Ted Hurst and Fire Department Representative, Captain, Matt Tilbert.

Mr. Kolick swore in Terry Toth as a new member to the Planning Commission.

Ms. Brill announced a change to the Planning Meeting Calendar, changing the meeting dates in July to the 6th and 20th due to a conflict with the Homecoming schedule.

The following was discussed:

CARSO ROSSO WINERY: Mrs. Daley stated that this application is for an expansion to the existing winery that is located on Hunt Road just west of 130th. They are going to be adding a tasting room and some additional parking which they are in need of out there. Right now their building is set pretty close to the street so with this expansion they are going to line up with the existing building but with that they are going to need a variance because they will be 15 feet off the right of way and they need 80 feet. Then also their parking they will need a setback variance for that as well. The City Planner indicates that the variances make sense because they are matching where their existing location is so they will have to go to the BZA for those variances. From Engineering, once they get through the BZA process we will just need the final engineering plans with their details and specs on there and there is an existing 48-inch storm sewer that runs through this property. We are going to need an easement over that, there is no easement on there right now. They are not building their building over the top of this, they are putting their parking over it, they are actually straddling with their improvements over the actual storm sewer, which is good. We will work with their engineer-surveyor when they have him on board to get a legal description for us so that we can add that to an easement. Mr. Hurst stated that from the Building Department there was not a lot until he gets the actual building plans but the project seems to be, once we get through the variances and the Planning Commission and they get us construction drawings I think the project will be pretty well under way. They did submit drawings but they are not the set of construction documents that are going to be submitted for build. Mr. Tilbert stated that from the Fire Department that he did agree with the Building Department but it is in approvable form as far as Fire goes. Mr. Kolick stated that he would draft up the storm sewer easement and forward it to the applicant

so that they can take care of that but you will need to deny it tonight as you heard because of the variances required.

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

Roll Call:	Members Present:	Mr. McDonald Mr. David Mr. Veris Mr. Toth Mr. Polo Mr. Kaminski
	Also Present:	Mr. Hurst, Bldg. Com. Mrs. Daley, Asst. Engineer Mr. Kolick, Asst. Law Dir. Cpt. Tilbert, Fire Dept. Rep, Carol Brill, Recording Secy.

MOTION TO EXCUSE

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - I move to excuse Mayor Perciak for just cause.

Mr. Veris – 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 February 9, 2023. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

CARSO ROSSO WINERY/Michael Molchan, Agent

Site Plan approval of an 850 SF Tasting Room Addition to the existing Carso Rosso Winery and additional parking lot for property located at 19583 Hunt Road, PPN 399-33-099 zoned General Business and Restaurant Recreational Service.

Mr. McDonald – Item Number One, Carso Rosso Winery, please step forward and state your name and address for the record.

Mr. Molchan – Michael Molchan, Makovich and Pusti Architects, 111 Front Street, Berea.

Mr. Zambetti – Adam Zambetti, Carso Rosso Winery, 19583 Hunt Road, Strongsville.

Mr. McDonald – Do you want to tell us a little bit about the project?

Mr. Molchan – It is basically an expansion of the existing building to provide a tasting room of approximately, 850 square feet; it matches that same footprint as the existing building. We are going to be doing some exterior changes to the look of it, right now it is kind of like a ranch house. We are going to make it look like a winery and in addition to that and to provide for the clientele, additional parking on the same site.

Mr. McDonald – How big is the existing building?

Mr. Molchan – It is about 890 ish and the addition is 850 square feet. We will be doubling in size. I am just going to add this, we are going to be adding a basement to it for his storage area. The existing building does not have a basement.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there are two areas of non-conformance with the Zoning Code; that is the building setback from the right of way which is 15 feet where the Code requires 80 feet so they will need a 65-foot variance and the setback from the parking from the right-of-way is 8 feet where the Code requires 30 feet so a 22-foot variance is required for the parking. The City Planner felt that these requests are reasonable. From Engineering we will just need the final plans that will include their grading, utility details and specs and then also an easement over the existing storm sewer that run through the property and we will work with the applicant on obtaining the legal description that we need to attach to the easement. Thank you.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – Thank you Mr. Chairman. From the Building Department, just as I stated, we need construction drawings once we get the variances approved, we get through that process then construction drawings will be submitted with the application. Thank you.

Mr. McDonald – Capt. Tilbert.

Capt. Tilbert – Thank you Mr. Chairman. From the Fire Department, also when they receive the variances it will be in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. I will provide the applicant with the necessary easement, they will just need to have it executed, attach a legal description and get it back to us. In the meantime we will need to deny this so that they can proceed to the Board of Zoning Appeals. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of an 850 SF Tasting Room Addition to the existing Carso Rosso Winery and additional parking lot for property located at 19583 Hunt Road, PPN 399-33-099 zoned General Business and Restaurant Recreational Service.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

Mr. McDonald – We hate to do that to you but you understood coming in here that that is procedural and you will now be on your way to talk with BZA and work out the rest of the details and we will see you in a couple of months.

Mr. Kolick – For the applicant, get over to the BZA quickly so that you can get on the next Agenda because they have a deadline, so at least get the application filed so that you can get on their next meeting.

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. Brill, Recording Secretary

Approved