

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 26, 2020

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, March 26, 2020 at 5:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Brian David; Edward Pfahl and Robert Powell; Mayor Thomas P. Perciak; City Council Representative, Matthew Schonhut; Administration: Assistant Law Director, Daniel Kolick, and Fire Department Representative, Matthew Tilbert.

The following was discussed:

INFINIUM PARKWAY: Ms. Brill stated that from the City Planner both the Commerce Parkway extension and the new Infinium Parkway are shown as 66 feet wide rights-of-way. Sanitary Sewers are not being extended along Infinium Parkway since sanitary sewer service for both proposed lots will come from Prospect Road. In addition, the applicant has requested pavement deviation for the extension of Commerce Parkway. In addition to the right-of-way dedications, the plat also includes the subdivision of Lot 2A-R2, into two building lots to be known as Lots 4C and 4B. Both proposed lots would meet the minimum area and frontage requirements for lots in the GI General Industrial District. The eastward extension of the public right-of-way of Commerce Parkway will run along the northerly property line of Lot 3B which is occupied by Brighton-Best International. That facility has frontage and access to the existing cul-de-sac on Commerce Parkway and there is a private access easement that extends from the cul-de-sac along the northerly property line. That private access will now be improved as a public right-of-way. That change impacts the building and parking setbacks on the northerly property line of the Brighton-Best International parcel. Section 1262.07 of the Zoning Code requires that parking be setback a minimum of 50 feet from industrial street rights-of-way. The existing parking for Brighton-Best International was designed to meet standard side yard setbacks and therefore would not meet that public street setback requirement. A variance would be required for the Brighton-Best International property in order to approve the proposed subdivision plat. It is recommended that the Planning Commission approve a deviation for pavement and curbing and it is also recommended that the Commission approve a deviation for the installation of sanitary sewer. Since a variance is required for the parking setback from Commerce Parkway extension, it is recommended that the Planning Commission deny the subdivision plat. From Engineering the final engineering plans are submitted and under review. All outside agency approvals are required. This includes, but it not limited to Cleveland Division of Water and Ohio EPA. The proposed Commerce Parkway deviates from the dedicated road standards in the following areas: Pavement Thickness/Type standard is 9" reinforced concrete. Commerce Parkway is a private drive to be dedicated and 8"

concrete. The applicant will add 3" of asphalt. The ODOT Type 2A is used for concrete pavement and ODOT Type 2B is used for concrete pavement with asphalt overlay. The proposed Infinium Parkway does not include sanitary sewers. Lot 3B and proposed Lot 4D will have access to sanitary sewer on Commerce Parkway. Proposed Lots 4B and 4C have access to sanitary sewer on Prospect Road. From the Building Department there is no report. Mr. Tilbert stated that from the Fire Department there is no report. Mr. Kolick stated that we've got two roads, Commerce Parkway which is currently there, that was never put into road standards, although we suggested the developer do that, so what they are going to do is to lay asphalt 3" on top of the 8" of concrete that is already there. So that is the one deviation you have, and our engineering department is okay with that. Normally we require 9" thick concrete but they are willing to go with the 8" concrete and 3" of asphalt. They said it will have about the same life to the road. The reason for the curbing is that curbing is required for asphalt roads so that is the reason that they are suggesting the deviation on the curbing. That is Commerce, now Commerce is the road that runs east and west currently out in front of Brighten Best. So they are going to bring that up to basically road standards but you've got to approve the deviation in order to do it. The road then will curve and go to the north that will be Infinium Parkway, that small stretch of road. That will meet all the industrial street specifications except it won't have sanitary sewers. Our engineering department is okay because it is only going to serve two lots. Those two lots have access directly onto Prospect and they will be serviced from sanitary sewers on Prospect. In addition to that, that Infinium has gone over a wetlands creek so there is no way we could put a sewer in there even if we wanted to in that area. They're okay with the deviation for Infinium for that reason and they are okay with the deviation on Commerce for that reason. Those two you are in a position to approve if you deem it expedient to do so. The subdivision you don't have a choice that does not meet the setback for the parking from Brighten Best. It's not going to move, it's going to be where it is at, the road is going to be where it's at, it's just that it doesn't meet the 50 foot setback requirements so you will need to deny the subdivision so they can go to the Board of Zoning Appeals and seek a variance. It shouldn't be a problem because it isn't going to change anything from what is already set up there, it is just that we will have a dedicated road. Once it gets approved, gets accepted by Council, we will have a dedicated road as opposed to a private road on Commerce Parkway which is what we wanted to see from the beginning. We'll get the dedicated road, those two deviations I think I've talked about and they would need to be approved by Council along with the subdivision but tonight you are in a position to approve the deviations. Unless you have any other questions about them, I think I've laid them out as clearly as I can. You'll need to deny "C".

Infinium: Mrs. Brill stated that from the City Planner the ARB made modifications to the original submittal by the applicant. Those modifications included some revisions to the east façade of the building and significant enhancements to the landscaping along

Prospect Road. Those enhancements include the addition of a 3 feet high mound and shrubbery to block the view of the parked cars. The proposed development as drawn conforms to all of the standard zoning requirements for the GI General Industrial District. Mr. Kolick stated that the whole purpose of the changing in the building and the parking lot is to protect the residents on Prospect Road and they went back and did what we requested that they do to make sure that they protect the residents on Prospect Road. Understand, this parcel does not immediately abut the residential pieces. This parcel is one over where you are splitting this parcel, there will be another Industrial parcel between this parcel and the homes on Prospect that are north of the subject on the same side of the road. So this one is not even going to be immediately there but nevertheless they felt that it had an impact on the residents across the street on Prospect so they had them really really beef up more than we normally would because of the impact on the residential. Certainly an industrial parcel we wouldn't do this with if it didn't abut a residential parcel so they had them beef up all the landscaping and all to protect the residents, because there is going to be the parking lot and then the building there and future parking we are not worried about because it is going to be on the west side of the building so it is not going to be facing the residents so that is why they had them do those two items. From Engineering the proposal is to construct a 120,000 sf building on Prospect Road and Proposed Infinium Parkway, PPN 394-05-004, zoned Industrial. The plans are in approvable form subject to the following: 1. Yard hydrants added, if required by the fire department. 2. Standalone SWPPP document to be submitted. 3. Approval and construction of proposed Infinium Parkway. 4. Minor revisions requested of the applicant's engineer. Notes: 1, The applicant has submitted a letter from their wetlands consultant stating construction activities can occur without further permitting from the Army Corps of Engineers or other resource agency. There are existing environments easements onsite. 2. The plan shows two curb cuts on Prospect Road to access the parking lot. Trucks will access the loading docks from Infinium Parkway, which is a proposed dedicated industrial road off Commerce Parkway. There will be no physical connection between the loading docks and parking lot, since trucks are not permitted on Prospect Road. 3. A sidewalk will be constructed along the frontage of Prospect Road. 4. The sanitary connection for the building will tie into the existing sanitary sewer on Prospect Road. 5. The storm sewers will be routed through a detention basin and then discharged to the stream located onsite. From the Building Department the plans are in approvable form subject to the submission and approval of construction documents in accordance with the Ohio Building Code and the City of Strongsville Codified Ordinances. Mr. Tilbert stated that from the Fire Department the plans are in approvable form. Mr. Kolick stated that they moved the fire hydrants that we wanted them to move, right? Mr. Tilbert stated that they did not have to add any they just moved the placement to give us proper coverage and we also added a fire department connection on Prospect. That was shown in the last revised drawing that I saw. Mr. Kolick stated that we have the signed Performance Standards. Normally we

would wait until you have the road done to act on this but because of the time that has gone by on this thing, I think that we are asking that you act on it tonight but it needs to be made subject to five (5) Items; 1. The Engineering Report. 2. The subdivision plat being approved by City Council because that includes the deviations. The reason that is important is because trucks can only access this through Foltz and we don't want trucks to be on Prospect Road going to here. 3. Commerce and Infinium Parkway being accepted for dedication. 4. There is a notation "no trucks entering or exiting the site on Prospect". 5. To the Building Department report as read this evening. With those 5 conditions you are in a position to approve this this evening. Mr. David asked what number 4 was. Mr. Kolick stated that no trucks entering or exiting the site on Prospect Road and the applicant is aware of this. That is only parking for the individual employees. Mayor Perciak stated that trucks are not allowed on Prospect anyway. If they are they will get ticketed. Mr. Kolick stated that the Commission is in position to approve it with those five conditions.

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

Roll Call:

Members Present: Mr. McDonald
Mr. Pfahl
Mr. Powell
Mr. Schonhut
Mr. David
Mayor Perciak

Also Present: 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 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 February 27, 2020. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

INFINIUM PARKWAY/ Jerry Gruszewski, Agent

a) Deviation from the minimum standards of the Code for Infinium Parkway to permit a dedicated road without sanitary sewer pursuant to Codified Ordinance 1228.01(i), for PPN's 394-05-004 and 394-03-012 located on Infinium Parkway and Prospect Road, zoned General Industrial.

b) Deviation pursuant to Codified Ordinance 1228.01(i) from the minimum standards of the Code for Commerce Parkway to permit a pavement thickness of 8" concrete and 3" asphalt and ODOT Type 2B curb pursuant to Codified Ordinances 1232.04 where 9" concrete and ODOT Type 2A curb is required for PPN's 394-05-004 and 394-03-012 located on Infinium Parkway, Commerce Parkway and Prospect Road, zoned General Industrial.

c) Subdivision of PPN's 394-05-004 and 394-03-012 located on Infinium Parkway and Commerce Parkway and Prospect Road, zoned General Industrial.

Mr. McDonald – Item Number One, Infinium Parkway, please step forward and state your name and address for the record.

Mr. Peachental – Dave Peachental with River Stone Company, we are the Civil Engineers for the project.

Mr. McDonald – Thank you, we will now listen to the Administrative Reports, Ms. Brill.

At this point the Planning Commission agreed to incorporate all the discussions reports, and comments from the Caucus.

Mr. McDonald – Captain Tilbert.

Cpt. 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 approve those deviations, the first deviation is because we don't need sanitary sewers on Infinium because they aren't going to be serviced off Infinium so it makes sense. The second deviation is that they are going to bring the Commerce Parkway up to our street specs by doing something different than our normal specs but our Engineering Department is satisfied with that and those two deviations are necessary. On Item c, like I said, they will be out of compliance with the Zoning Code so you will need to deny Item c so that they can go to the BZA for the BZA to act on the requested variance for the parking setback from the current Brighten Best that is there. We are not creating any new variances, it's to the current roadway that sits there. Thank you.

Mr. McDonald – You understand why we have to do what we have to do right?

Mr. Peachental – Yes.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Deviation from the minimum standards of the Code for Infinium Parkway to permit a dedicated road without a

sanitary sewer pursuant to Codified Ordinance 1228.01(i), for PPN's 394-05-004 and 394-03-012 located on Infinium Parkway and Prospect Road, zoned General Industrial.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called	Mr. McDonald	Aye	
	Mr. David	Aye	
	Mr. Pfahl	Aye	
	Mr. Powell	Aye	
	Mr. Schonhut	Nay	
	Mayor Perciak	Aye	APPROVED

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Deviation pursuant to Codified Ordinance 1228.01(i) from the minimum standards of the Code for Commerce Parkway to permit a pavement thickness of 8" concrete and 3" asphalt and ODOT Type 2B curb pursuant to Codified Ordinances 1232.04 where 9" concrete and ODOT Type 2A curb is required for PPN's 394-05-004 and 394-03-012 located on Infinium Parkway, Commerce Parkway and Prospect Road, zoned General Industrial.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called	Mr. McDonald	Aye	
	Mr. David	Aye	
	Mr. Pfahl	Aye	
	Mr. Powell	Aye	
	Mr. Schonhut	Nay	
	Mayor Perciak	Aye	APPROVED

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Subdivision of PPN’s 394-05-004 and 394-03-012 located on Infinium Parkway and Commerce Parkway and Prospect Road, zoned General Industrial.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called	Mr. McDonald	Nay	
	Mr. David	Nay	
	Mr. Pfahl	Nay	
	Mr. Powell	Nay	
	Mr. Schonhut	Nay	
	Mayor Perciak	Nay	DENIED

Mr. Kolick – Mr. Chairman, they are already on the BZA Agenda. We talked to the clerk today and they are going to go through the Public Hearing, go directly to Public Hearing and that will expedite the process but there will be a Public Hearing on it. Presuming they receive the necessary variance then they will come back to this Commission to approve the subdivision plat and then over to City Council so you understand the course that this needs to take.

Mr. Peachental – Yes.

INFINIUM/ Jerry Gruszewski, Agent

Site Plan approval of a 120,000 SF Office Headquarters, Manufacturing & Warehouse Facility for Infinium located on Infinium Parkway, PPN 394-05-004 zoned General Industrial.

Mr. McDonald – Item Number Two, Infinium, Mr. Peachental remains at the microphone. Can you tell us a little bit about the business?

Mr. Peachental – It is Infinium Wall Systems. They make glass walls for inside offices. They are structural walls. If you have ever been in an office and you walk in and it is a solid glass wall that is what they make. They are one of the initiators in that field and they make a very nice product. It’s one product and that is it, they have different styles but that is the only product that they make.

Mr. McDonald – How many employees are there?

Mr. Peachental – They have about 40 employees, they have about 20 in their assembly and about 20 in the office. They are currently in Strongsville they just need a bigger facility.

Mr. McDonald – Any other questions? We will now listen to the Administrative Reports, Ms. Brill.

Ms. Brill – Thank you Mr. Chairman. From the City Planner, The subject site is zoned GI, General Industrial. The landscape plan includes mounding and landscaping to screen the parking lot from Prospect Road. The ARB made modifications to the original submittal by the applicant. Those modifications included some revisions to the east façade of the building and significant enhancements to the landscaping along Prospect Road. Those enhancements include the addition of a 3 feet high mound and shrubbery to block the view of the parked cars. The proposed development as drawn conforms to all of the standard zoning requirements for the GI General Industrial District and approval is recommended. From Engineering, the plans are in approvable form subject to the following: 1. Yard hydrants added, if required by the fire department. 2. Standalone SWPPP document to be submitted. 3. Approval and construction of proposed Infinium Parkway. 4. Minor revisions requested of the applicant's engineer. Notes: 1, The applicant has submitted a letter from their wetlands consultant stating construction activities can occur without further permitting from the Army Corps of Engineers or other resource agency. There are existing environments easements onsite. From the Building Department the plans are in approvable form subject to the submission and approval of construction documents in accordance with the Ohio Building Code and the City of Strongsville Codified Ordinances.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We can incorporate the Fire Department report as well because they shifted around the fire hydrants to the satisfaction of the Fire Department and again if you are going to act in an approvable form on this we will need those five (5) conditions namely; 1. The Engineering Report; 2. The subdivision plat being approved by City Council because that includes the deviations; 3. Commerce and Infinium Parkway being accepted for dedication; 4. There is a notation “no trucks entering or exiting the site from or onto Prospect”; and 5. Subject to the Building Department report as read this evening.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 120,000 SF Office Headquarters, Manufacturing & Warehouse Facility for Infinium located on Infinium Parkway, PPN 394-05-004 zoned General Industrial subject to the following 5 conditions, namely; 1. The Engineering Report; 2. The subdivision plat being approved by City Council because that includes the deviations; 3. Commerce and Infinium Parkway being accepted for dedication; 4. There is a notation “no trucks entering or exiting the site from or onto Prospect”; and 5. Subject to the Building Department report as read this evening.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called	Mr. McDonald	Aye	
	Mr. David	Aye	
	Mr. Pfahl	Aye	
	Mr. Powell	Aye	
	Mr. Schonhut	Nay	
	Mayor Perciak	Aye	APPROVED

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