

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 9, 2017

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

Present: Planning Commission Members: Gregory McDonald, Acting Chairperson, Mary Jane Walker, and Brian David; Mayor Thomas P. Perciak; 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:

OCTANE PERFORMANCE CAFÉ: The applicant introduced his business. Gary Massey, a local guy from the west side of Cleveland, Airforce Veteran and a part of the Strongsville community for the past 10 years as a Youth Baseball Coach. I have been a coach with the Stallions now, I was with the Rec Center with my oldest son for a couple years and then transitioned to the Stallions and then took over as President about 6 years ago now and our goal and vision was not just about teaching kids the fundamentals of baseball, our mission is actually to develop young men through the game of baseball. So we use baseball as a tool to teach kids life lessons through sports. That is our mission and what we try to do and how we try to differentiate ourselves from every other baseball team and travel club that is out there. That is part of the reason why I chose Strongsville for Octane. Octane is a startup concept that I created about 10 years ago. After separating from the Air Force I came home and ended up getting a job with Pfizer Pharmaceuticals with which I am still employed in pharmaceutical sales for almost 11 years and over the past decade pretty much every Panera, every coffee shop, café in the area is pretty much our office. As salesmen we are on the road, we are in and out of offices left and right, and throughout the course of the last several years I have developed a vision for what Octane has become now today, which is a couple of things that really differentiates it from anything that is out there on the market. First and foremost with this product mix, Octane is a one stop shop. Many people will go to Starbucks to get their coffee and take the kids over to Robecks to get the smoothie and then they are going down the road to Chipotle to get something to eat and you have to go to two or three different places. At Octane, what makes up unique is that we are a one stop shop so we have a full service coffee bar, everything you get at Starbucks you will be able to get at Octane but it actually has a better product, it is actually a better coffee bean than what Starbucks provides. We have a café side that hopefully you will see there in the rendering. The café side is like a healthy Chipotle if you will so it is a build your own wrap, salad, flatbread, fast, fresh, healthy, quick for lunch and dinner. We are also going to offer something else that no one else offers right now and that is a fresh yogurt and oatmeal bar. You will be able to

get healthy a breakfast in town, you will be able to build your own yogurt bar, add your own fresh fruit toppings, same thing with your oatmeal. We will also offer some smoothies and some sports nutrition. That is pretty much the product mix and how it is different than anything else that is out there. In terms of the environment, as you probably can see if you took a look is our bright orange colors and grey, we are a high energy place. We are going to have music, a couple of TV's, high energy motivational wall quotes and wall art so not only is our mission to fuel the pursuit of daily performance but we are also trying to make you feel better about what you are doing and about your day with the environment that you have with Octane. Mr. McDonald asked if this was his first store. Mr. Massey stated that it is. Mr. McDonald stated that we should listen to the administrative reports. Mrs. Daley stated that from the City Planner his report was on the parking. Currently there are 541 parking spaces required by Code, that is the entire plaza. There is a total of 344 parking spaces on site. Back in 2016 for LifeChurch the Commission approved a modification of 181 spaces making the effective total 525, therefore requiring a deviation now of 16 parking spaces. He did not see any issues with it, Engineering does not see any issues with it. This parking lot is never full and at the time of their operation should not be any problem. Mr. McDonald asked if this was going where the Vapes site is. Mrs. Daley stated that it was and there is no report from Engineering. Mr. Foulkes stated that it is in approvable form from the Building Department subject to a review in accordance with the Ohio Building Code. Mr. French stated that the plans were in approvable form subject to a review. Mr. Kolick stated that the Commission could act on this matter this evening. Mr. Daymut asked what the hours of operation were. Mr. Massey stated that Monday thru Saturday would be 6:00 a.m to 9:00 p.m. and Sunday is projected to be 8:00 a.m. to 6:00 p.m.

The meeting was called to order at 8:00 PM by the Chairman, Mr. McDonald.

Roll Call:

Members Present: Mrs. Walker
Mr. McDonald
Mr. Daymut
Mr. David
Mayor Perciak

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. David - Mr. Chairman.

Mr. McDonald – Mr. David.

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

Mrs. Walker – 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. Daymut – Second.

Mr. McDonald– Secretary please call the roll.

Roll Call: All Ayes APPROVED

PUBLIC HEARINGS:

OCTANE PERFORMANCE CAFÉ/ Gary Massey, Agent

a) Approval of a Modification of Parking requirements pursuant to Zoning Code Section 1270.04(b) to permit an additional 16 parking space modification to the 181 parking space modification previously granted by the Planning Commission on 1-14-16 for property located at Strongsville Plaza at 14765 Pearl Road where the Code requires 541 spaces and where only 344 spaces are provided, PPN 396-19-001 zoned General Business.

b) Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(A)(6) to allow Octane Performance Café to utilize approximately 2,500
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SF of space for interior eating and merchandise sales and having a maximum seating capacity of 28 seats for property located at 14785 Pearl Road, PPN 396-19-001 zoned General Business.

Mr. McDonald– Item Number One, Octane Performance Café, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Massey – Gary Massey, 32110 Kozy Meadow Court, North Ridgeville, Ohio. I am the owner of Octane Performance Café and I am requesting approval to start the café. Octane is a high energy fast casual quick service coffee bar and café. It will serve specialty tea and coffee products as well as healthy, fast, fresh food and a small mix of vitamins and sports supplements as well.

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, within the subject shopping center, a total of 541 parking spaces are required by Code. There are currently a total of 344 parking spaces on the subject site. The last parking modification on the subject site was for LifeChurch in 2016, at which time the Commission approved a modification of 181 spaces making the effective total 525 spaces. The current application would require an additional modification of 16 parking spaces. The City Planner did not have any objections to granting that modification for the 16 parking spaces. From Engineering there is no report. Thank you.

Mr. McDonald– Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mr. McDonald– Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, it is in approvable form subject to the review of submitted final plans to comply with the Strongsville Fire Code and the Ohio Fire Code. Thank you.

Mr. McDonald– Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You are in a position to act on these two items this evening. Thank you.

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

Gregory McDonald, Chairman

Carol M. Oprea  _____
Carol M. Oprea, Recording Secretary

Approved