

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 13, 2023

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, April 13, 2023 at 5:45 p.m.**

Present: Planning Commission Members: Brian David, Acting Chairman; Terry Toth and Kim Veris; Mayor Thomas Perciak; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; Building Commissioner, Ted Hurst and Fire Department Representative, Captain, Matt Tilbert.

The following was discussed:

CAMDEN WOODS: Mrs. Daley stated that the first two Items on the Agenda are for Camden Woods Subdivision. This is basically attached cluster homes going in at the southeast corner of Rt. 82 and Prospect. It is zoned R1-75 so they are designing this as a Single-Family Cluster Development, so they did go to the BZA to allow for 100% clusters and were granted that. They are putting in 82 clusters, they do have a little less than 6.4 acres of Conservation area so that will help them to comply with the 20% open space requirement that they need and that is about all that the City Planner had. He was good with everything that was on there. From Engineering the plans are in approvable form. Just to note to the Planning Commission, they did do a Traffic Study to look at Royalton Road and Prospect. We had that reviewed by an outside Traffic Consultant and no improvements to either street was warranted and that was recommended by either their report or our Traffic Consultant. They are going to widen the east side of Prospect a little bit just to allow for better flow in and out of their drive that is going to be off Prospect. Mr. Hurst stated that from the Building Department we concur with the City Planner's notes. We have no issue with a favorable recommendation. Mr. Tilbert stated that from the Fire Department there is no report. Mr. Kolick stated that on the Subdivision Plat, it is in approvable form. It needs to be made subject to the filing of the Covenant and Deeds Restrictions, so if you will add that to your motion. I have received them, I have the originals, they have been signed so they are ready to go and we will file them at the same time we file the plat. On the site plan, they have signed the mandatory Posting requirements, on their final plan they are going to have their own recreation. They will have a clubhouse, pool, fitness center. They have courts out there, they far exceed our \$800.00 requirement for our rec fee. You will be approving their recreation plan as opposed to them paying the recreation fee and you would be approving it at \$369,000.00 so like I said they are way over what we require. That will be part of it too, they do need to get back to the ARB with the clubhouse when they have the plans farther along the way but other than that they are set so any approval could just be made subject to my report this evening.

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INDUSTRIAL LAND PARTNERS HOLDINGS: Mrs. Daley stated that this is a lot consolidation to allow for the expansion of the Brighten Best building which is Item 4 on the Agenda so it is two GI zoned parcels that they are going to consolidate. They'll exceed our Code requirements on lot area and frontage so approval is recommended from the City Planner. From Engineering it is in approvable form. Mr. Hurst stated that from the Building Department offers a favorable recommendation as well. Mr. Tilbert stated that from the Fire Department there is no report. Mr. Kolick stated this cleans up sort of a unique shape down there that we had at the end of the street, so this is a good thing. It is required in order to go to Item 4. You are in a position to approve it just as it is.

BRIGHTEN BEST: Mrs. Daley stated that this application is for the expansion of Brighten Best. This is a 225,000 SF addition to the existing building that is located on the south side of Commerce Parkway zoned GI. From the City Planner everything meets all of our zoning requirements, setbacks, they did go to the BZA to allow for their loading docks in the front, that was granted. They are basically matching the material and design of the existing building that they are adding onto so it is approvable. From Engineering it is in approvable form. We did supply their engineer with some comments but it is approvable subject to reviewing the revised plans that I know that they are working on. Mr. Hurst stated that from the Building Department the plans are in approvable form this is just mirror imaging the building that is already there and just extending it 225,000 SF. Mr. Tilbert stated that from the Fire Department we will need two additional yard hydrants here. We will work with the applicant on the locations and also because of the size of the structure, two Knox boxes. Mr. Kolick stated that the Commission could act on this matter. They have the signed Performance Standards and just make it subject to the Engineering and Fire Department reports as read this evening.

LIPOVITS CONSTRUCTION: Mrs. Daley stated that this application is for a lot split of Lot D which was a part of the Pine Lakes Crossing #2, Phase 2 Subdivision at the end of Rosalee Lane. It was left as a block when that subdivision went through and they planned to split it in the future once they mitigated some of the wetlands that were on site, so they are working through that but right now they are just coming to split this into four parcels for future development. It is zoned Single Family Detached Clusters so it complies with all of the zoning requirements from the City Planner. From Engineering the plat is in approvable form we just remind the applicant that we will need to see whatever they are going to be getting from the Army Corp on that wetlands before we actually issue any building permits for houses. Mr. Hurst stated that from the Building Department obviously as was mentioned the Wetlands is the reason that the parcels weren't developed to begin with. Anybody that has driven down there notices, like one big front tooth in the development so we favor the recommendation. Mr. Tilbert stated

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that from the Fire Department there is no report. Mr. Kolick stated that the Commission is in a position to approve this, it meets all the Code requirements. The one lot they may even do a Single-Family home rather than a Cluster, the larger one but that is up to them. The only thing is, as noted in the Engineering report, before we can actually issue a building permit we have to have a sign off from the Army Corp of Engineers on the wetlands but that will not hold up your approval of the parcel split tonight. You can act on this matter.

ORDINANCE NO. 2023-058: Mr. Kolick stated that the Ordinance is requesting rezoning from General Business, this is at the north end of the City at Pearl and Broxton, the southwest corner. The proposal is to put a Dunkin Donuts there so Council is looking for a recommendation. There is an old hotel there now and we would be happy to get this removed.

Call to order at 6:00 PM by the Chairman, Mr. David.

Roll Call:

Members Present: Mr. David
Mr. Veris
Mr. Toth
Mayor Perciak

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. Veris - Mr. Chairman.

Mr. David – Mr. Veris.

Mr. Veris - I move to excuse Greg McDonald, Mick Polo and Jim Kaminski for just cause.

Mayor Perciak – Second.

Mr. David – Secretary, please call the roll.

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Roll Call: All Ayes APPROVED

REVISED AGENDA:

Mr. Veris - Mr. Chairman.

Mr. David – Mr. Veris.

Mr. Veris - I move to use the Revised Agenda for tonight's meeting.

Mayor Perciak – 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 March 23, 2023. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

CAMDEN WOODS LLC/ Nick Catanzarite, Principal

Subdivision of PPN's 393-15-002, 003, 004, 005, 006, 007, 008, 009, 010, 012, 013 and 014 for property located on Prospect and Royalton Roads zoned R1-75.

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

Mr. Catanzarite – Nick Catanzarite, 425 Literary Road, Cleveland, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman these reports are for both Items 1 and 2. From the City Planner, the proposed site development plan indicates a total of 82 cluster dwelling units. A variance was previously granted by the Board of Zoning Appeals to permit 100% of the dwelling units to be clusters and approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mr. David – Thank you, Mr. Hurst.

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Mr. Hurst – Thank you Mr. Chairman. From the Building Department, there are no questions or comments and we recommend approval. 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. On Item 1, it just needs to be made subject to the Covenant and Deed Restrictions being filed, that covers the Conservation area and Common properties. They are in order, they have been approved and I received the originals. With that contingency you can go ahead and act on Item 1. Thank you.

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

Mr. Veris – Mr. Chairman.

Mr. David – Mr. Veris.

Mr. Veris – I move to give favorable consideration for Subdivision of PPN's 393-15-002, 003, 004, 005, 006, 007, 008, 009, 010, 012, 013 and 014 for property located on Prospect and Royalton Roads zoned R1-75, subject to the filing of the Covenant and Deed Restrictions.

Mayor Perciak – Second.

Mr. David – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

CAMDEN WOODS/ Nick Catanzarite, Principal

Final Site Plan approval of the proposed Camden Woods Subdivision consisting of 82 attached cluster homes for property located at the corner of Prospect and Royalton Roads, PPN's 393-15-002, 003, 004, 005, 006, 007, 008, 009, 010, 012, 013 and 014 zoned R1-75. *BZA Variance Granted 4-13-22. ARB Favorable Recommendation 9-6-22.*

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

Mr. Veris – Mr. Chairman.

Mr. David – Mr. Veris.

Mr. Veris – I move to give favorable consideration for Final Site Plan approval of the proposed Camden Woods Subdivision consisting of 82 attached cluster homes for property located at the corner of Prospect and Royalton Roads, PPN's 393-15-002, 003, 004, 005, 006, 007, 008, 009, 010, 012, 013 and 014 zoned R1-75 subject to the report of the Law Department.

Mr. Kolick – Mr. Chairman those would include the returning to the ARB on the clubhouse, also you would be approving the recreation plan for \$369,000.00. Thank you.

Mayor Perciak – Second.

Mr. David – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mayor Perciak – When will you be starting?

Mr. Catanzarite – Site work will start the end of May or early June.

Mayor Perciak – Who is doing it?

Mr. Catanzarite – We are looking at a couple of people.

Mayor Perciak – Would you let Ms. Daley know?

Mr. Catanzarite – Yes I will.

INDUSTRIAL LAND PARTNERS HOLDINGS LLC/ David Pietrantone, Agent

Parcel Consolidation of PPN's 394-05-007 and 394-03-013 located at 21855 Commerce Parkway zoned General Industrial.

Mr. David – Item Number Three, Industrial Land Partners Holdings, please step forward and state your name and address for the record.

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Mr. Pietrantone – Dave Pietrantone, Riverstone Company, 3800 Lakeside Avenue, Cleveland 44114.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, this request is for the approval of a lot consolidation of two existing parcels into one single parcel for the purpose of expanding the existing Brighten Best facility. Subject properties are both zoned GI, the combined lot would comply with the zoning code regarding lot area and frontage and approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mr. David – Thank you, Mr. Hurst.

Mr. Hurst – 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. For the applicant, let us know when that parcel transfers if you only have one name on the plat so that it will pick up in the title correctly. This is good, it will clear up an irregular lot we had there and bring the drainage probably in an area where it should be over there. Thank you.

Mr. David – Are there any questions or comments? Hearing none, I would entertain a motion for Industrial Land Partners Holdings.

Mr. Veris – Mr. Chairman.

Mr. David – Mr. Veris.

Mr. Veris – I move to give favorable consideration for Parcel Consolidation of PPN's 394-05-007 and 394-03-013 located at 21855 Commerce Parkway zoned General Industrial.

Mayor Perciak – Second.

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Mr. David – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

BRIGHTEN BEST INTERNATIONAL/ Jeff Certo, Agent

Site Plan approval of a 225,000 SF addition to the existing Brighten Best building located at 21855 Commerce Parkway, PPN 394-03-013 and 394-05-007 zoned General Industrial. *BZA Variance Granted 3-22-23. ARB Favorable Recommendation 3-28-23.*

Mr. David – Item Number Four, Brighten Best, please step forward and state your name and address for the record.

Mr. Certo – Jeff Certo, 401 Front Street, Berea.

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 building expansion will match the materials and design of the original building. The site plan complies with all the minimum building and parking setbacks and the maximum building ground coverage requirements of the GI Zoning District and approval is recommended. From Engineering the plans are in approvable form subject to the submittal and review of the revised plans based on comments that have been furnished to the applicant's engineer. Thank you.

Mr. David – Thank you, Mr. Hurst.

Mr. Hurst – Thank you Mr. Chairman. From the Building Department, the only comment is that we look forward to seeing the construction drawings. Thank you.

Mr. David – Capt. Tilbert.

Capt. Tilbert – Thank you Mr. Chairman. From the Fire Department, the only requirement is two additional yard hydrants and also two Knox boxes because of the size of the structure. Thank you.

Mr. David – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You can act on this matter tonight subject to the Engineering and Fire Department Reports here this evening. Thank you.

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

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Mr. Veris – Mr. Chairman.

Mr. David – Mr. Veris.

Mr. Veris – I move to give favorable consideration for Site Plan approval of a 225,000 SF addition to the existing Brighten Best building located at 21855 Commerce Parkway, PPN 394-03-013 and 394-05-007 zoned General Industrial, subject to the Engineering and Fire Department reports this evening.

Mayor Perciak – Second.

Mr. David – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mayor Perciak – What is your timeline on this?

Mr. Gruszewski – Jerry Gruszewski, we have submitted for a Building Permit.

Mr. Hurst – I am just waiting on the drawings to be submitted.

Mr. Gruszewski - They are in and have been in for 2 1/2 weeks.

Mr. Hurst – Well then I apologize.

Mr. Certo – If they are not in let us know.

LIPOVITS CONSTRUCTION INC./ Paul Lipovits, Agent

Parcel Split of PPN 398-08-067 located on Rosalee Lane, zoned R1-75.

Mr. David – Item Number Five, Lipovits Construction, please step forward and state your name and address for the record.

Mr. Lipovits – Paul Lipovits, 35620 Grafton Eastern Road, Grafton, 44044. I am here as an Agent for Lipovits Construction Inc. and we are proposing a parcel split for Block D, Rosalee Lane.

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 proposed lots will comply with the standards for the Single Family Detached Cluster Developments in an R1-75 Zoning District and approval is recommended. From Engineering the plat is in

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approvable form, just to note that we will need to see the Army Corp Permit before we can issue any Building Permits for the houses. Thank you.

Mr. David – Thank you, Mr. Hurst.

Mr. Hurst – 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. We can go ahead and act on the parcel split. As noted Paul, when you get the Army Corp approval, we know how quickly they go, just bring it in so that we know we can issue any Building Permits for it. Thank you.

Mr. Lipovits – I will be older when they get back to me.

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

Mr. Veris – Mr. Chairman.

Mr. David – Mr. Veris.

Mr. Veris – I move to give favorable consideration for Parcel Split of PPN 398-08-067 located on Rosalee Lane, zoned R1-75.

Mayor Perciak – Second.

Mr. David – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2023-058.

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An Ordinance Amending the Zoning Map of the City of Strongsville adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to change the Zoning Classification of certain Real Estate located at 8810 Pearl Road (PPNs 395-06-009; 395-06-010; 395-06-011; 395-06-012) in the City of Strongsville from GB (General Business) Classification to R-RS (Restaurant-Recreational Services) Classification.

Mr. David – Mr. Kolick.

Mr. Kolick – This is a proposal to rezone the southwest corner of Broxton and Pearl from the current General Business to Restaurant Recreational Services. The proposed use is for a Dunkin Donuts. Council is looking for a recommendation on this.

Mr. David – Are there any questions or comments from the members? Ordinance No. 2023-058. An Ordinance Amending the Zoning Map of the City of Strongsville adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to change the Zoning Classification of certain Real Estate located at 8810 Pearl Road (PPNs 395-06-009; 395-06-010; 395-06-011; 395-06-012) in the City of Strongsville from GB (General Business) Classification to R-RS (Restaurant-Recreational Services) Classification.

Mr. Veris – Mr. Chairman.

Mr. David – Mr. Veris.

Mr. Veris – I move to give favorable consideration for Ordinance No. 2023-058.

Mayor Perciak – Second.

Mr. David – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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

Brian J. David, Chairman

Carol M. Brill _____
Carol M. Brill, Recording Secretary

Approved