

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

APRIL 22, 2021

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, April 22, 2021 at 5:30 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; Edward Pfahl; Brian David and Kim Veris; 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 meeting was called to order at 5:30 PM by the Chairman, Mr. McDonald.

Roll Call:	Members Present:	Mr. McDonald Mrs. Walker Mr. Pfahl Mr. Veris Mr. Schonhut Mr. David
	Also Present:	Mr. Miller, Asst. 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.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald – I will now entertain a motion to enter into Executive Session to discuss possible litigation with legal counsel.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I would make a motion to enter into Executive Session to discuss possible litigation with legal counsel.

Mrs. Walker – Second.

Roll Call: All Ayes APPROVED

Mr. McDonald – Okay we will go into the other room and will return shortly. I would ask that Mrs. Daley, Mr. Smerigan and Mr. Kolick join us.

The Planning Commission entered into Executive Session to Discuss Possible Litigation. The Session began at 5:31 p.m. and ended at 6:20 p.m.

Caucus followed the Executive Session and the following was discussed:

STRICKLAND BROTHERS: Mrs. Daley stated that this is an oil change facility going in on a vacant piece of land on Pearl Road, south of Drake just opposite of Admiralty is where this is. It is zoned General Business and that is why they have to go through the Conditional Use Permit. They meet all of the setbacks from the City Planner and he had no issues with it and from Engineering we had no problems, the plans are in approvable form. Mr. Miller stated that from the Building Department there is no comment on the Conditional Use Permit and the site plan is in approvable form. Capt. Tilbert stated that from the Fire Department the only requirement would be the installation of a commercial knox box. Mr. Kolick stated that this does back up to residential so there is a required fencing. We also made sure that they didn't go into that tree area there so the fencing is at the end of the parking lot. The only item that we are still missing are the signed Performance Standards. They may have those this evening, if they don't then you need to make Item "b" subject to receipt of the signed Performance Standards. Those are in the Code but they need to sign off on them.

PROSPECT 82 LLC & ISOMER GROUP, INC.: Mrs. Daley stated that Item 2 and 3 kind of go together. Two is the lot split and consolidation. This is for the property on the northeast corner of Rt. 82 and Prospect where Autozone is going in. They are buying a small piece of land from the Drug Mart parcel and attaching it to that corner where the gas station used to be. So they are making that corner piece a little bigger so that they can accommodate the Autozone without any kind of setback issues. Mr. Miller stated that from the Building Department has no report. Capt. Tilbert stated from the Fire Department there is no report. Mr. Kolick stated that the Commission could act on this matter.

AUTOZONE: Mrs. Daley stated that they are eliminating a couple of the curb cuts which is good. So the only curb cut onto Prospect, a new curb cut onto Prospect is going to be a right in, right out only and then the other access points are coming off of the existing parking lots that are there so that was good from us in Engineering. They do need some cross easements, they have storm sewer, ingress/egress and I think some of their utilities, they'll need it for, I know electric for sure and possibly gas so with that we are good with the parcel split and the site plan. Mr. Miller stated that from the Building Department it is in approvable form. Capt. Tilbert stated from the Fire Department they would need a commercial knox box. Mr. Kolick stated that when they took out the drives, they are connecting to the Discount Drug Mart parking lot so we asked them to give us cross easements and I have not yet received those but I am okay and in addition to that they'll be some cross utility easements, electric for sure, possibly gas so I have to wait to receive those. If you are going to approve Item 2, it needs to be made subject to the cross easements in the form required by the Law Department.

SGT. CLEAN NORTH: Mrs. Daley stated that this is on the parcel on Pearl and Meadow that is an existing car wash that has been closed down for quite some time. They are going to put in a new upgraded building there for Sgt. Clean. They did have to go to the Board of Zoning Appeals for some variances so all of those were granted so with that the City Planner was good with the plan. From Engineering the plans are in approvable form. Mr. Miller stated that from the Building Department the plans are in approvable form. Capt. Tilbert stated that from the Fire Department the installation of a commercial knox box is needed. Mr. Kolick stated that the Board of Zoning Appeals granted the variance but they were concerned about possible back up of traffic so they did require as part of that variance, which the applicant agreed to, that on those days when its heavy traffic that they have a traffic control officer there to control traffic. You don't need to do anything with that since it is already part of the Board of Zoning Appeals approval process.

SGT. CLEAN SOUTH: Mrs. Daley stated that this is the second Sgt. Clean facility on south Pearl and this is a very small equipment room on the south side, 58 square feet, this also had to go to the Board of Zoning Appeals for a side yard setback and they granted that variance; so with that the City Planner was good with everything and from Engineering it is in approvable form. Mr. Miller stated that from the Building Department the plans are in approvable form. Capt. Tilbert stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission could act on this matter.

MARIA GARDENS: Mrs. Daley stated that Maria Gardens came in April of 2020 for an accessory shade structure. Due to Covid, I believe they have not constructed it yet so they are just asking for an extension. The City Planner has no problems and we are good from Engineering. Mr. Miller stated that from the Building Department there was

no report. Capt. Tilbert stated that from the Fire Department there is no report. Mr. Kolick stated that there is nothing new on this. You've already approved this, they had to go back to the BZA and get extensions which they did with that as well but it is the same thing you already approved so you are in a position to act on it.

Mr. McDonald – We will address the two other items on the Agenda now.

Mr. Kolick – We will address them on the floor during the regular meeting.

The Caucus was concluded and the Regular Meeting was started.

REVISED AGENDA

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to use the Revised Agenda for this evening.

Mrs. Walker – 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 April 8, 2021. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

STRICKLAND BROTHERS/ Ben Siembida, Agent

- a) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(F) and 1242.07 to allow Strickland Brothers 10 min. Oil Change to build a 1,750 SF Oil Change facility for property located at 18488 Pearl Road, PPN 394-26-002 zoned General Business.
- b) Site Plan approval of a 1,750 SF Oil Change facility for property located at 18488 Pearl Road, PPN 394-26-002 zoned General Business. *ARB Favorable Recommendation 3-23-21.*

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

Mr. Siembida – Ben Siembida, 7965 North High St., Columbus, Ohio. I am the Civil Engineer in charge of the site design. I think it was pretty well described, vacant lot currently and a proposed 10 minute oil change facility going on site proposed. It's just car fluids nothing auto body related. Quick in and out, stay in your car, get your oil change.

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 landscape plan conforms to the Pearl Road Corridor Streetscape requirement. It also includes a 6 foot high wooden screen fence behind the rear parking lot to screen headlights. The plans comply with the zoning standards for the General Business Zoning District and the requirements of Section 1258.14 relating to standards for automotive service centers and approval for both the Conditional Use Permit and Site Plan are recommended. From Engineering there is no report on the Conditional Use Permit and the site plan is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department on the Conditional Use Permit there is no report and the site plan is in approvable form, Thank you.

Mr. McDonald – Capt. Tilbert.

Capt. Tilbert – Thank you Mr. Chairman. From the Fire Department the installation of a commercial knox box is the only report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Nothing on the Conditional Use. For the applicant though, before the City can issue a Building Permit we are going to need those signed Performance Standards delivered back to Carol please. Thank you.

Mr. Siembida – We will do so.

Mr. McDonald – Do you know what the hours of operation are going to be?

Mr. Siembida – I do not. I don't believe it is 24 hours.

Mr. Berlin – Wesley Berlin, 2583 Pine Bluffs Court, Highland, Michigan 48357.

Mr. McDonald – You are going to be speaking on both of these?

Mr. Berlin – Yes I am.

Mr. McDonald – 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 conform with the zoning district and approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, there is no report on the split and consolidation. 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. On the first item you are in a position to act on it. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Prospect 82 LLC & Isomer Group, Inc.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Split and Consolidation of PPN's 392-33-014 and 392-33-012 for property located at the intersection of Prospect Road and Royalton Road zoned General Business

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

AUTOZONE/ Wesley Berlin, Agent

Site Plan approval of a 6,816 SF AutoZone retail store for property located at 20968 Royalton Road PPN 392-33-014 zoned General Business. *ARB Favorable Recommendation 2-23-21.*

Mr. Mr. McDonald – We will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the Site Plan conforms to the minimum requirements for the General Business District and approval is recommended. From Engineering the plans are in approvable form subject to cross easements for ingress/egress, storm sewer and utilities. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form. 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. I had spoken with two attorney's, one for the landlord and one from the tenant or AutoZone I should say. I haven't yet received any mutual easements for those cross easements for ingress and egress between the parcels and also for utilities so, you heard as I said in Caucus, we need to receive those in a form acceptable to the Law Department before the applicant can get a Building Permit so I am going to ask the Planning Commission to add that as a condition to any approval on Item 3. Thank you.

Mr. Berlin – Understood.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 6,816 SF AutoZone retail store for property located at 20968 Royalton Road PPN 392-33-014 zoned General Business, subject to City's receipt of cross easements in a form acceptable to the Law Department.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

SGT. CLEAN NORTH/ Brian Krusz, Principal

Site Plan approval for a 2,446 SF expansion to the existing Sgt. Clean Car Wash for property located at 12653 Pearl Road, PPN 396-07-005 zoned General Business. *BZA Variance Granted 3-24-2. ARB Favorable Recommendation 4-6-21.*

Mr. McDonald – Item Number Four, Sgt. Clean North, please step forward and state your name and address for the record.

Mr. Kruszewski – Brian Kruszewski, 15951 Kingswood Court, Strongsville, Ohio.

Mr. Bozic – Richard Bozic, 12429 Cedar Road, Cleveland Heights, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the applicant was granted a setback variances by the Board of Zoning Appeals and with that variance approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the site plan is in approvable form. Thank you.

Mr. McDonald – Capt. Tilbert.

Capt. Tilbert – Thank you Mr. Chairman. From the Fire Department, the only report is the installation of a commercial knox box. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. As a condition to the granting of the variance which the applicant is aware of, on heavy traffic days where traffic starts to back up onto either the side street or onto Pearl Road they'll be required to retain someone to direct traffic there. You can contact our Police Department and they can tell them how to best do that. That is already a condition from the BZA and it does not need to be made here. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval for a 2,446 SF expansion to the existing Sgt. Clean Car Wash for property located at 12653 Pearl Road, PPN 396-07-005 zoned General Business.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

SGT. CLEAN SOUTH/ Brian Krusz, Principal

Site Plan approval for a 9' x 6' – 6" equipment room on the south side of the site with underground reclaim water tanks for the existing Sgt. Clean Car Wash, property located at 18534 Pearl Road, PPN 394-26-003 zoned Commercial Service. *BZA Variance Granted 3-24-21. ARB Favorable Recommendation 4-6-21.*

Mr. McDonald – Item Number Five, Sgt. Clean South, Mr. Kruszewski remains at the microphone.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, also on this one the Board of Zoning Appeals granted the side yard setback variance and with that approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Miller.
Planning Commission Minutes
April 22, 2021
Page 11

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the site plan is in approvable form. 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. Again on this Item they were granted a variance by the BZA subject to sound proofing that room which they agreed to do so again you don't need to add any other conditions on it, it is already a condition of the BZA. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval for a 9' x 6' – 6" equipment room on the south side of the site with underground reclaim water tanks for the existing Sgt. Clean Car Wash, property located at 18534 Pearl Road, PPN 394-26-003 zoned Commercial Service.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

MARIA GARDENS/ Tom Kaminski, Agent

Extension of time until 4-30-22 for the proposed 4,096 SF shade structure as previously approved on 4-30-20 for Maria Gardens, property located at 20465 Royalton Road, PPN 393-15-001 and 393-16-001 zoned R1-75. *BZA Variance Granted 3-24-21*

Mr. McDonald – Item Number Six, Maria Gardens, please step forward and state your name and address for the record.

Mr. Kaminski – Tom Kaminski, 7460 State Road, Wadsworth, Ohio 44281.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, approval of the Extension of Time 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. From the Fire Department, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. This is an application to extend an approval that you already agreed to so you are in a position to act on it. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Extension of time until 4-30-22 for the proposed 4,096 SF shade structure as previously approved on 4-30-20 for Maria Gardens, property located at 20465 Royalton Road, PPN 393-15-001 and 393-16-001 zoned R1-75.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS AND RECOMMENDATIONS TO CITY COUNCIL:

ORDINANCE NO. 2020-104

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 Various Properties and Vacant Land Located on or Near Prospect Road, in the City of Strongsville from GI(General Industrial) Classification to RT-C (Townhouse-Cluster) Classification (Portions of PPN's 394-14-001; 394-14-002; 394-14-003); From GI (General Industrial) Classification to R1-75 (One Family 75) Classification (Portions of PPN's 394-14-004; 394-14-005; 394-14-006; 394-14-007); From GI (General Industrial) Classification to R1-100 (One Family 100) Classification (Portions of PPNs 394-18-009; 394-20-023; 394-20-029); and From R1-75 (One Family 75) Classification to R1-100 (One Family 100) Classification (Portions of PPNs 394-18-009; 394-20-023; 394-20-029 and Declaring an Emergency.

Mr. McDonald - ORDINANCE NO. 2020-104. 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 Various Properties and Vacant Land Located on or Near Prospect Road, in the City of Strongsville from GI(General Industrial) Classification to RT-C (Townhouse-Cluster) Classification (Portions of PPN's 394-14-001; 394-14-002; 394-14-003); From GI (General Industrial) Classification to R1-75 (One Family 75) Classification (Portions of PPN's 394-14-004; 394-14-005; 394-14-006; 394-14-007); From GI (General Industrial) Classification to R1-100 (One Family 100) Classification (Portions of PPNs 394-18-009; 394-20-023; 394-20-029); and From R1-75 (One Family 75) Classification to R1-100 (One Family 100) Classification (Portions of PPNs 394-18-009; 394-20-023; 394-20-029 and Declaring an Emergency. Are there any questions or discussion on the Ordinance?

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - Move to give favorable recommendation for Ordinance 2020-104.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Nays UNFAVORABLE

Recommendation to City Council pursuant to Article IV Section 5 (e) of the Charter and C.O. Section 1244.01 (a) to amend the zoning map to change the designation of certain Planning Commission Minutes

April 22, 2021

Page 14

portions of P.P.N.'s 394-14-001, 394-14-002 and 394-14-003 from General Industrial (GI) to Residential Townhouse and Cluster (RTC) and to change the designation of certain portions of P.P.N.'s 394-14-004, 394-14-005, 394-14-006 to 394-14-007 from General Industrial (GI) to Residential 1-75 (R1-75) consistent with the map attached hereto and to remove the current building and parking setback lines on the zoning map on these parcels.

Mr. McDonald - Recommendation to City Council pursuant to Article IV Section 5 (e) of the Charter and C.O. Section 1244.01 (a) to amend the zoning map to change the designation of certain portions of P.P.N.'s 394-14-001, 394-14-002 and 394-14-003 from General Industrial (GI) to Residential Townhouse and Cluster (RTC) and to change the designation of certain portions of P.P.N.'s 394-14-004, 394-14-005, 394-14-006 to 394-14-007 from General Industrial (GI) to Residential 1-75 (R1-75) consistent with the map attached hereto and to remove the current building and parking setback lines on the zoning map on these parcels. Are there any questions or discussion on this recommendation?

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - Move to give favorable Recommendation to Item 8.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:	Mr. McDonald	Aye	
	Mrs. Walker	Aye	
	Mr. David	Aye	
	Mr. Pfahl	Aye	
	Mr. Veris	Aye	
	Mr. Schonhut	Nay	FAVORABLE

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

Greg McDonald, Chairman

Planning Commission Minutes
April 22, 2021
Page 15

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

Approved