

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 7, 2022

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, April, 7, 2022 at 5:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Edward Pfahl; Brian David; Mick Polo and Kim Veris; Mayor Thomas Perciak; City Council Representative, James Kaminski; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Michael Miller and Fire Department Representative, Captain, Matt Tilbert.

The following was discussed:

LOCAL BAR: Ms. Brill stated that this is coming back, it was tabled back in December. We saw it originally for a Conditional Use Permit for an outdoor patio. They did resubmit and then they had to change their resubmission. The patio will be 713 SF with a maximum seating of 64. The new proposed revised plan proposes a modification to add a 6 foot high composite fence with vine plant material along the entire north side of the patio. The intent of this modification is to reduce noise impacts for the adjacent properties to the north and the applicant has also eliminated the originally proposed shade structure over the patio. I guess there was an issue with getting the material. 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 plans are in approvable form. Mr. Kolick stated that the Commission could act on this matter.

UNION HOME MORTGAGE: Ms. Brill stated that this application for a new parking lot with 89 parking spaces on a recently acquired property south of the east campus building located on Sprague Road. The applicant is putting the additional parking in and proposes the expansion which complies with the setback requirements of the zoning code and the City Planner recommends approval. 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 there is no report. Mr. Kolick stated that the Commission could act on this matter.

SOMERA ROAD: Ms. Brill stated that this applicant had come to us back in December. They were denied and needed to go to the Board of Zoning Appeals for a variance which they were granted. The parcel split is two General Business parcels; parcel 1 would be 2.4 acres with 238 feet frontage on Royalton. Parcel 2 is 1.7 acres with approximately 288 feet frontage on Royalton Road. The plat contains a restriction that no additional curb cuts or ground signs on Royalton Road are permitted. From Engineering the plat is in approvable form. Mr. Miller stated that from the Building

Department there is no report. Capt. Tilbert stated that there was no report from Fire. Mr. Kolick stated that the Commission could act on this matter subject to the filing of the 3rd Amendment to the Covenants and Deeds which provides for no additional ground signage as well as no other driveway cuts onto Rt. 82. I have approved the document, we just need to have it filed if the approval is forthcoming.

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

Roll Call:	Members Present:	Mr. McDonald Mr. Pfahl Mr. Veris Mr. Polo Mr. Kaminski Mr. David Mayor Perciak
	Also Present:	Mr. Miller, Asst. Bldg. Com. Mr. Kolick, Asst. Law Dir. Cpt. Tilbert, Fire Dept. Rep, Carol Brill, Recording Secy.

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 March 10, 2022. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

LOCAL BAR/ David Grootegoed, Agent

Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow Local Bar to utilize approximately 713 SF as an outdoor patio with a maximum seating of 64 for property located at 14751 Pearl Road, PPN 396-19-001 zoned General Business. *ARB Favorable recommendation 11-23-21 and 4-5-22.*

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

Mr. Lispirchko – Mike Lispirchko, 6483 Wedgewood Drive, Brook Park, Ohio.

Mr. Shuba – Rich Shuba, 18989 Bears Paw Lane, Strongsville, Ohio.

Mr. McDonald - We will listen to the Administrative Reports, Ms. Brill.

Ms. Brill – Thank you Mr. Chairman. From the City Planner this request is a revision from the previous submitted application for a Conditional Use Permit for an outdoor dining area in front of the existing commercial establishment. The applicant proposes to modify the originally submitted plan by adding a 6 feet high composite fence with vine plant material along the entire north side of the patio. The intent of this modification is to reduce noise impacts for the adjacent properties to the north. The applicant has also eliminated the originally proposed shade structure over the patio and approval is recommended. From Engineering the plans are in approvable form.

Mr. McDonald – Thank you. Mr. Miller.

Mr. Miller – Thank you. From the Building Department the plans are in approvable form.

Mr. McDonald – Thank you. Captain Tilbert.

Cpt. Tilbert – Thank you. From the Fire Department it is also in approvable form.

Mr. McDonald – Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. The screening should help with any noise, we just ask the applicant if we do have noise complaints just work with us to eliminate those. You are in a position to act on this.

Mr. Shuba – We will work with the City if there are noise complaints.

Mr. McDonald – Just a question for the applicant, were you able to work things out with

your neighbors?

Mr. Shuba – Yes.

Mr. McDonald – Everybody is on the same page and we are all good?

Mr. Shuba – Yes.

Mr. McDonald – Are there any questions or comments? I would entertain a motion for Local Bar.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow Local Bar to utilize approximately 713 SF as an outdoor patio with a maximum seating of 64 for property located at 14751 Pearl Road, PPN 396-19-001 zoned General Business.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – When do you expect to have it open?

Mr. Shuba – Depends on supplies and what is available. The sooner the better.

UNION HOME MORTGAGE/Thad Vasko, Agent

Site Plan approval for a new parking lot with 89 parking spaces on the property south of the east campus building for property located at 14843 Sprague Road, PPN 395-13-027 zoned Research Development.

Mr. McDonald – Item Number Two, Union Home Mortgage, please step forward and state your name and address for the record.

Mr. Vasko – Thad Vasko, 14445 Castlereagh, Strongsville, Ohio.

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

Ms. Brill – Thank you Mr. Chairman. From the City Planner, this request is for site plan approval to expand the parking for the existing facility which is located at the intersection of Sprague Road and Dow Circle. The applicant proposes to add 89 additional parking spaces to bring the total on-site parking to 231 spaces. The additional parking would be located to the south of the building and existing parking lot. The proposed parking expansion complies with the setback requirements for the zoning code and 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 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. You consolidated this land in an earlier meeting and you are now 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 Union Home Mortgage.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval for a new parking lot with 89 parking spaces on the property south of the east campus building for property located at 14843 Sprague Road, PPN 395-13-027 zoned Research Development.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – You are all set.

Mr. Vasko – There may be a fence that I will submit separately, separate permit submission on two sides at the Painters Union request. It may be arborvitae, either way I will submit it.

Mayor Perciak – When is he going to fill all those parking spaces with employees?

Mr. Vasko – He just brought back employees, for the majority it is optional, you can work from home, you can hybrid. If you have driven by, the parking lot is about half full right now. Mortgage business is turning back a little bit but there are still a lot of smiles at the front desk. As soon as I finish the lot he is going to fill it is what he told me.

Mayor Perciak – Our Service Department and Brent Painter, Joe Walker and Engineering is working on those crosswalks and everything else too so that is moving along too.

Mr. Vasko – I will connect with those guys.

SOMERA ROAD-17800 ROYALTON LLC/ Fergus Campbell, Agent

Parcel Split of PPN 396-12-039 located at 17800 Royalton Road zoned General Business. *BZA Variance granted 12-16-21.*

Mr. McDonald – Item Number Three, Somera Road, please step forward and state your name and address for the record.

Mr. Boron – Bill Boron, 6000 Lombardo Center, Cleveland, Ohio 44131.

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

Ms. Brill – Thank you Mr. Chairman. From the City Planner, this request is for approval of a lot split plat for a portion of the Royalton Collection. The applicant is proposing to split existing PPN 396-12-039 into two parcels. The subject site is zoned General Business. Both proposed parcels would have frontage on Royalton Road but would be accessed via the shared main drive for the entire Royalton Collection development and approval is recommended. From Engineering the parcel split would have two parcels; parcel one of 2.4 acres with a 238 foot frontage on Royalton and parcel two with 1.7 acres with 288 foot frontage on Royalton Road. The plat notes no additional ground

signs or curb cuts on Royalton Road are permitted and 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.
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 have approved the 3rd Amendment to the Restated Declaration of Easements and Restrictions so any approval should be made subject to the filing of that document. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Split of PPN 396-12-039 located at 17800 Royalton Road zoned General Business subject to the filing of the 3rd Amendment of the Covenant and Deeds as approved by the Law Department.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

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