

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

May 12, 2022

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, May 12, 2022 at 5:50 p.m.**

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

The following was discussed:

JIFFY LUBE: Mrs. Daley stated that this application is for Jiffy Lube, going in a vacant parcel on the southwest corner of Broxton and Pearl. It is a tight parcel with the setbacks so they are going to need some variances. The City Planner has two variances that they'll need, the setback from Broxton and then the setback from Pearl Road. We did meet with the applicant a while back and they changed the layout a little bit based on our meeting, so we like this layout, it has the right out only onto Pearl Road which is good to limit that and the flow now through the site itself is going to work much better than what we had first seen so we appreciate them working with us on that. From Engineering we will just need the final plans after it goes to the BZA. 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 but that the applicant would need a commercial Knox Box. Mr. Kolick stated that with the two variances the Commission would need to deny it and send it to the BZA.

OMEC SMART CARD: Mrs. Daley stated that this application is a small addition to the existing facility located on Dow Circle, located in the back of the building so there are no setback issues, it is still 200+ feet away from the residential in the back. The City Planner had no issues. From Engineering it is in approvable form. Mr. Miller stated that from the Building Department the plans are in approvable form. This is for their mechanicals within the plant for process equipment and we have no issues with that. 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.

ORDINANCE NO. 2022-073: Mr. Kolick stated that this came in because someone came in with a shipping container on Westwood on the west side and wanted to put a shipping container in their back yard for a shed. Over on the west coast now they are

even using them for main buildings. The City Planner told us this morning that there was a 13 story apartment building built with shipping containers on the west coast. Mayor Perciak stated that he agreed with this legislation.

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

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| Roll Call: | Members Present: | Mr. McDonald Mr. Pfahl Mr. Veris Mr. Kaminski Mr. Polo III Mayor Perciak |
| | 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. Pfahl - Mr. Chairman.

Mr. McDonald – Mr. Pfahl.

Mr. David - I move to excuse Mr. David for just cause.

Mr. Veris – 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 7, 2022. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

JIFFY LUBE/ Frank Malawski, Agent

Site Plan approval of a four (4) bay multi-care Jiffy Lube for property located at the southwest corner of Broxton Drive and Pearl Road, PPN 395-07-001 zoned General Business.

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

Mr. Senate – John Senate, Seven Multi Site Solutions, 6287 McNaughton Place Lane, Columbus, Ohio 43213.

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, the subject site is zoned General Business. There are variances that are required for the front building setback from the center line of Pearl Road, which is a 28.6 foot variance and for the parking setback from Broxton Drive which is a 10 foot setback variance. From Engineering we will just need the final engineering plans to review once this goes to the BZA and there will be a checklist that is supplied to the applicant to help aid in the design of their plans. 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, the plans are in approvable form subject to a commercial Knox Box. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We will need to deny it because there are two variances being requested. Thank you.

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

Mr. Pfahl – Mr. Chairman.

Mr. McDonald – Mr. Pfahl.

Mr. Pfahl – I move to give favorable consideration for Site Plan approval of a four (4) bay multi-care Jiffy Lube for property located at the southwest corner of Broxton Drive and Pearl Road, PPN 395-07-001 zoned General Business.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

OMEC SMART CARD/ Rob Maekovjak, Agent

Site Plan approval for a 2,523 square foot addition to the current building located at 8293 Dow Circle, PPN 395-13-034 zoned Research Development.

Mr. McDonald – Item Number Two, OMEC Smart Card, please step forward and state your name and address for the record.

Mr. Maekovjak – Rob Maekovjak, 8398 Oxford Dr., Strongsville, 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 addition would match the sideline of the building so there is no change from the existing side yard setback. The rear setback would be 220 feet which far exceeds the rear yard setback requirement. There are no parking issues associated with this addition 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, the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We have the signed Performance Standards and you are in a position to act on this this evening. Thank you.

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

Mr. Pfahl – Mr. Chairman.

Mr. McDonald – Mr. Pfahl.

Mr. David – I move to give favorable consideration for Site Plan approval for a 2,523 square foot addition to the current building located at 8293 Dow Circle, PPN 395-13-034 zoned Research Development.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2022-073

An Ordinance Amending Section 1252.36 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville in connection with Prohibited Use of Shipping and/or Storage Containers in Residential Districts.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – This Ordinance would prohibit the use of storage containers such as we see on ships and trucks for use within the City either as accessory or as main uses as being proposed in other areas of the Country.

Mr. McDonald – Ordinance No. 2022-073. An Ordinance Amending Section 1252.36 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville in connection with Prohibited Use of Shipping and/or Storage Containers in Residential Districts.

Mr. Pfahl – Mr. Chairman.

Mr. McDonald – Mr. Pfahl.

Mr. Pfahl - Move to give favorable consideration for Ordinance No. 2022-073.

Mr. Veris – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: 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