

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

May 26, 2022

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, May 26, 2022 at 5:50 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Brian David; Edward Pfahl; Michael Polo and Kim Veris; Mayor Thomas Perciak; City Council Representative, James Kaminski; Administration: Assistant Law Director, Daniel Kolick; and Assistant City Engineer, Lori Daley.

The following was discussed:

PARK RIDGE CROSSINGS: Mrs. Daley stated that on the Preliminary Overall they have about 59.5 acres total to develop on the Overall Plan there are 145 units shown. It is a mix of single family, detached clusters and attached clusters. Their density is well under where they are allowed to be on this and they have a lot of open space, more than even minimally required. On the first phase they have 31 units going in with Phase 1 and those are all basically single family homes. From the City Planner, he was good with everything. He had no issues with any of the setbacks or the other zoning requirements and Engineering, with the Overall we are good. On the Phase 1 plans, we are okay with approving it subject to a few items that were still needed and those were just a review of any revised plans are to be submitted and calculations and the applicant receiving their sanitary and water EPA approvals and Cleveland Water Department approval. Ms. Brill stated that there was no report from Building or Fire Departments. Mr. Kolick stated that we got the signed Covenants and Deeds. We have the signed Posting Ordinance. You will need to approve the Tree Plan from our City Forester dated May 25, 2022. Basically she is suggesting a mixture of trees. When we went to one tree and had Ash Trees we lost the whole subdivision so she is suggesting a mixture of trees. They have some off-site easements that they have all those in order, a sanitary sewer easement, storm sewer easements so we are ready to go both on the Overall, and make Phase I subject to Engineering, subject to the Law Department reports this evening on the Subdivision Plat for Phase 1.

LITE SPA PROPERTIES LLC: Mrs. Daley stated that is a consolidation of 3 parcels owned by Lite Spa which is Lighthouse Pools. They have their building on the one parcel and they are consolidating a parcel in the rear which is now landlocked. That is deed restricted for land development, that back piece there and a smaller parcel out front, they are going to consolidate for future expansion of the building in the front. The City Planner was fine with everything and from Engineering it is in approvable form. Ms. Brill stated that there was no report from Building or Fire Departments. Mr. Kolick stated that the Commission could act on this matter. We just need to find out

what their future plans are, separate building or what they are going to be doing. I think it is going to be a building on Pearl. Mr. Metzker stated that they planned on building a warehouse on that parcel for storing the hot tubs. Right now they are leasing a space in Brunswick that they would like to keep everything here. Their offices right now are across the street and they are going to move their offices over here as well. We plan on submitting for ARB next week. Mayor Perciak asked how many square feet the building would be. Mr. Metzker stated it would be about 22,000 SF total. There would not be any new employees just their existing. He has a little bit more room for expansion of 1 or 2 more employees but everyone on the other side stays. Mayor Perciak asked what the timeline was. Mr. Metzker said they are trying to break ground later this year and opening around May of next year.

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. Kaminski
Mr. Polo
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.

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of May 12, 2022. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

PARK RIDGE CROSSINGS/ Chris Bender, Agent

a) Preliminary Overall Subdivision Plan for Park Ridge Crossings SFD and CD to be located off Prospect Road South of Drake Road, PPN 394-14-002, 003, 011 and 014 zoned RT-C and R1-75.

b) Subdivision Plan for Phase I of Park Ridge Crossings consisting of 31 single family homes to be located off Prospect Road South of Drake Road, PPN 394-14-002, 003, 011 and 014 zoned RT-C and R1-75.

Mr. McDonald – Item Number One, Park Ridge Crossings, please step forward and state your name and address for the record.

Mr. Bender – Chris Bender, 22700 Royalton Road, 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 Overall Development Plan contains a total of 145 dwelling units on approximately 59.5 acres of land for net density of approximately 2.44 dwelling units per acre. That total is significantly less than the 340 dwelling units that would be permitted by zoning. In general the Overall Development Plan conforms to the minimum requirements of the zoning code for the RT-C and the lots all comply with the lot area, width and setback requirements and approval is recommended. From Engineering the Preliminary Overall is in approvable form. Item “b” the Phase 1 plans are in approvable form subject to the applicant receiving their sanitary and water EPA approvals, Cleveland Water Department approvals and a review of all of the storm water calculations and the revised plans to be submitted to Engineering. Thank you.

Mr. McDonald – Thank you, Ms. Brill.

Ms. Brill – Thank you Mr. Chairman. From the Building Department, there is no report and there is also no report from the Fire Department. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We have been working with the applicant and their attorney and engineer for a while and we have gotten things in order. I have received the signed Covenant and Deeds, they will create a new Homeowners association for this. They have signed the Posting Ordinance. You will be approving the Tree Plan this evening suggested by our Natural Resource Coordinator dated May 25, 2022. They have some off-site areas, there is a sanitary easement they are going to be hooking into to Foltz Industrial Parkway off Erwin Drive and whatever it is over there so they are going to be doing that. They also have a storm sewer easement that is going to be partly on the industrial parcel there and partly on the residential zoned area. They are not putting in recreation so they will pay the recreation fee. This evening we are ready to approve it subject to the engineering report, acceptance of the

Tree Plan dated May 25, 2022, acceptance of the easement for the sanitary sewer across the industrial property, filing of the Covenant and Deed and easement from the Developer to the Homeowners Association for the off-site storm sewer retention. These documents are already in our hands and are all signed and the off-site water easement to the City of Strongsville as well as the City of Cleveland. With those contingencies which would be attached to Item “b”, Item “a” can be acted on as it is, you are in a position to approve it. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Preliminary Overall Subdivision Plan for Park Ridge Crossings SFD and CD to be located off Prospect Road South of Drake Road, PPN 394-14-002, 003, 011 and 014 zoned RT-C and R1-75.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. David – I move to give favorable consideration for Subdivision Plan for Phase I of Park Ridge Crossings consisting of 31 single family homes to be located off Prospect Road South of Drake Road, PPN 394-14-002, 003, 011 and 014 zoned RT-C and R1-75 subject to the Engineering and Law Department reports as read this evening.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. McDonald – Chris you are all set.

Mr. Bender – Thank you but before I run out, I want to thank Carol Brill, Lori of course, George Smerigan for their help especially Dan for his help. It has been a couple of years since I have actually done a subdivision so they helped me out and kept me

between the white lines and Dan had a big job because my attorney retired and Dan had to break in a new attorney. I told him Dan is very knowledgeable so don't pretend you are a lawyer with him, let him tell you how it has to be and you will get along fine. Hopefully it worked out but I appreciate those efforts. I thank everyone for their consideration.

Mayor Perciak – What is your time line?

Mr. Bender – We have to get EPA to sign off on the subdivision sewer but I would like to start the off-site sewer that has to come from Erwin Drive, we are waiting, we got comments back from the Sewer District so I would hope to start that sewer in June.

Mayor Perciak – Who is going to do it?

Mr. Bender – Probably DeGioia.

Mr. Bender – We will start that sewer in June, we already have the trees down, it is dried up, we are going to go in and clean up the trees and I would like to say I would like to start on the subdivision portion possibly right after the 4th of July.

Mayor Perciak – We have a lot of paving we have to do on Prospect so with the heavy equipment that is going to be coming in.

Mr. Bender – We will be in constant contact with Lori and make sure we don't screw up something.

Mayor Perciak – Or Joe Walker, Lady Daley or Joe because with the residents there we don't want to encourage any more complaints.

Mr. Bender – We want to be good neighbors and this will probably be the last large community within Strongsville and we have been a part of a lot of them and we want to do a good job there. The first phase is all single family, they are larger lots so they will accommodate side entry garages and we look forward to getting started on it and again thank you for all your support going back to the rezoning.

Mr. Kolick – Chris these clusters have larger lots, do you foresee that as being the new market? The clusters have larger lots than what we normally have done in the past.

Mr. Bender – I think our detached clusters are 5 foot wider but we have a group that is actually in the R1-75 District so rather than ask for a variance we kept those wider because we do have cluster buyers that want 3 car garages because they have their

collector car and their car and somebody else's car. We don't like cars on driveways. So we've done a couple of them over in Siedel where the room allowed us to make the garages a little bigger and that is why we decided to help them out a little bit. People also want semi-outside living space now and we make these a little wider we can accommodate that on the back of the units.

Mr. Kolick – You need to contact Nancy and Neal in the Law Department so we don't hold you up there and it still has to be formally accepted by Council so you need the Subdivision Agreement and Title work and all that so they will get you going on all that.

Mr. Bender – We are just finalizing our financing now.

Mayor Perciak – Who is doing that?

Mr. Bender – We may do that internally.

Mayor Perciak – Okay, same group?

Mr. Bender – This is probably going to be family. Thank you again everyone.

LITE SPA PROPERTIES LLC/ Rich Metzker, Agent

Consolidation of PPN's 392-20-007, 008 and 010 located at 11052 Pearl Road zoned General Business.

Mr. McDonald – Item Number Two, Lite Spa Properties, please step forward and state your name and address for the record.

Mr. Josidy – Rick Josidy, 6887 Smith Road, Middleburg 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 newly consolidated parcel will comply with all the lot requirements in the General Business Zoning District and approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mr. McDonald – Thank you, Ms. Brill

Ms. Brill – Thank you Mr. Chairman. From the Building Department, there is no report and there is also no report from the Fire Department. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We are in a position to act on it. You are aware that that rear lot is deed restricted. I don't think that you are planning on doing anything with the rear lot which would be fine. There is no problem building on the front lot. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Consolidation of PPN's 392-20-007, 008 and 010 located at 11052 Pearl Road zoned General Business.

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