

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

May 27, 2021

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, May 27, 2021 at 5:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; Edward Pfahl; Brian David and Kim Veris; City Council Representative, Matthew Schonhut; Mayor Thomas Perciak; Administration: Assistant Law Director, Daniel Kolick; Assistant Engineer, Lori Daley; Building Commissioner, Michael Miller and Fire Department Representative, Captain, Matt Tilbert.

The following was discussed:

**STRONGSVILLE UNITED METHODIST CHURCH:** Mrs. Daley stated that this application is for an addition to the existing building on Rt. 82. They had always planned for this addition when they first submitted the plans. From the City Planner, he had no zoning issues with it and from Engineering it is in approvable form. Mr. Miller stated that from the Building Department the plans are in approvable form. They are not really making any changes to site lighting there. They may be moving a few bollard lightings and we would not have any issues with that. Capt. Tilbert stated from the Fire Department, we give conditional approval; after speaking with the representative, Jeff Hutchinson about insuring that the addition would be fully suppressed and also include a manual fire alarm system. He insured me that it would be. Mr. Kolick stated that the Commission could act on this matter subject to the Fire Department report this evening and it needs to go to City Council.

**TIM STOPPER OF TLT PROPERTIES, LLC:** Mrs. Daley stated that this application is for the parking lot expansion on the east side of their lot and also a retention pond in the back. They did go to the Board of Zoning Appeals and received the required variances for an existing non-conforming use so with that the City Planner had no issues with it and from Engineering it is in approvable form. Mr. Miller stated that from the Building Department, I have had discussions with Mr. Stopper concerning the fence along the east property boundary and they are going to repair or replace that fence to comply with our Codes, other than that we have no issues. Capt. Tilbert stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter subject to the screening fence as approved by the Building Department.

**ORDINANCE NO. 2021-069:** Mr. Kolick stated that these are 3 currently residential zoned lots on the south side of Royalton, between Pearl and around where the automobile dealer lot comes in. They are currently owned by the Chamber of Commerce. The ultimate use is to swap them out for the current Chamber building so that the City would be taking over those lots, that is why we are looking to change it

over to Public Facility to put a new Fire Department station on those 3 lots but it has to go on the ballot because it is zoned R1-75 so we are looking for a favorable recommendation so that we can go forward with our plans as a City. Mayor Perciak stated that he wanted to clarify for City use, for City purposes whether it be for a Fire Station or something for the City and Dan is correct when he says for a potential Fire Station but if for some reason that doesn't come together we believe that that land there will enable us to build or put some type of facility there when and if we need it. Whether it be this administration or the next one. The Chamber would be better served by keeping their facility where it is at, since they have been operating there probably for I don't know, decades. That is what this is all about.

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

Roll Call:

Members Present: Mr. McDonald  
Mrs. Walker  
Mr. Pfahl  
Mr. Veris  
Mr. Schonhut  
Mr. David  
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.

### **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 May 13, 2021. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**STRONGSVILLE UNITED METHODIST CHURCH/ Jeff Hutchison, Agent**

Site Plan approval of a 10,176 SF addition to the current Strongsville United Methodist Church located at 13500 Royalton Road, PPN 398-29-002 zoned Public Facility. *ARB Favorable Recommendation 5-18-21.*

Mr. McDonald – Item Number One, Strongsville United Methodist Church, please step forward and state your name and address for the record.

Mr. Schmidt – Chris Schmidt, 1310 Sharon Copley Road, Sharon Center, 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, there are no zoning issues associated with this request. The plan has received Architectural Review Board approval and the site plan 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, there are no issues and the site plan is in approvable form. Thank you.

Mr. McDonald – Capt. Tilbert.

Capt. Tilbert – Thank you Mr. Chairman. The Fire Department gives conditional approval after speaking with representative Jeff Hutchinson about ensuring that the addition would be fully suppressed and include a manual fire alarm system. He insured me that it would. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You can act on it subject to the Fire Department report this evening and then it will need to go to City Council since it is zoning Public Facility. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 10,176 SF addition to the current Strongsville United Methodist Church located at 13500 Royalton Road, PPN 398-29-002 zoned Public Facility subject to the Fire Department report as read this evening.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**TIM STOPPER OF TLT PROPERTIES, LLC/Aaron Appell, Agent**

Site Plan approval of the installation of storm sewer and storm water management basin to be used for rainwater harvesting and parking lot improvements adding 46 parking spaces for property located at 20465 Royalton Road, PPN 393-16-001 and 393-15-011 zoned R1-75. *\*BZA Variance Granted 4-28-21.*

Mr. McDonald – Item Number Two, Tim Stopper of TLT Properties, please step forward and state your name and address for the record.

Mr. Appell – Aaron Appell, 801 Moore Road, Avon, 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 BZA approved a variance to the provisions of Chapter 1274 to permit the expansion of the non-conforming use as proposed and the site plan 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, I have had discussions with Mr. Stopper concerning the privacy fence on the east boundary of the

property. He has agreed to repair or replace that in accordance with our Ordinances and the site plan will then be 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. The BZA granted the necessary variances, again asking that this Commission and the Building Department look at the screening to the house to the east. You can act on this tonight subject to the screening fence as approved by the Building Department. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Tim Stopper of TLT Properties, LLC.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of the installation of storm sewer and storm water management basin to be used for rainwater harvesting and parking lot improvements adding 46 parking spaces for property located at 20465 Royalton Road, PPN 393-16-001 and 393-15-011 zoned R1-75 subject to the repair or replacement of the privacy fence as approved by the Building Department.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**REFERRALS AND RECOMMENDATIONS TO CITY COUNCIL:**

**ORDINANCE NO. 2021-069**

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 Properties Located in the City of Strongsville, on Royalton Road, being all of PPNs 393-18-003, 393-18-004 and 393-18-005 from R1-75

(One Family 75) Classification to PF (Public Facilities) Classification, and Declaring an Emergency.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – This is an Ordinance to rezone three currently residential zoned lots on the south side of Rt. 82 west of Pearl for future City use and a swap with the Chamber for the Chamber property currently owned by the City and Council is looking for a recommendation and ask it to go forward so that we have time to get it on the ballot. This will have to go on the ballot since it is zoned R1-75. Thank you.

Mr. McDonald – Ordinance No. 2021-069. 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 Properties Located in the City of Strongsville, on Royalton Road, being all of PPNs 393-18-003, 393-18-004 and 393-18-005 from R1-75 (One Family 75) Classification to PF (Public Facilities) Classification, and Declaring an Emergency.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - Move to give favorable consideration for Ordinance 2021-069.

Mrs. Walker – 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.

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Greg McDonald, Chairman

*Carol M. Brill* \_\_\_\_\_

Carol M. Brill, Recording Secretary

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Approved