

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

June 23, 2022

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, June 23, 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; Assistant City Engineer, Lori Daley; and Building Commissioner, Michael Miller.

The following was discussed:

CONDADO TACOS: Mrs. Daley stated that this application is for Condado Tacos. This is just to expand their outdoor eating area out front. They are going to basically take over one parking space that is adjacent to their current patio and add enough room for 14 more seats. From the City Planner there were no issues. The one space is not going to create any issues. From Engineering it is in approvable form. Mr. Miller stated that from the Building Department it is in approvable form. They have provided us with the details for their vehicle impact protection so we have no issues. Mr. Kolick stated that the Commission could act on these.

RAPID MORTGAGE: Mrs. Daley stated that this application is for a sign going on the previous Architectural Justice. It is a sign for Rapid Mortgage Company, a new business going in there. Because it is in the Town Center District it has to come to Planning for a Certificate of Appropriateness. From the City Planner, I believe Architectural Review Board did approve it, they went back and forth a couple of times with the applicant and were happy with what they submitted here. He is good with everything and recommends approval and no report from Engineering. Mr. McDonald asked if the Town Center Commission has to approve this. Mr. Kolick stated that there was no longer a Town Center Commission and the Planning Commission took over their duties. Mr. Miller stated that from the Building Department it is in approvable form and just as a note of information, the previous tenant did receive variances from the Board of Zoning Code Appeals to permit the signage that they propose. Mr. Kolick stated that the Commission could also act on this matter.

VLADYMR BOTIUK: Mrs. Daley stated that this application is Vladymir Botiuk a warehouse at the northwest corner of Drake and Prospect on the vacant land that is there. The setbacks on Prospect are pretty restrictive so it is a 200 foot setback from the right-of-way that is shown on our Zoning Map and this lot is only 170 feet deep so to build anything on there they are going need a variance. From the City Planner, they are going to need 3 variances; their front parking setback, side street parking setback and

then the building setback from Prospect so it would have to be denied to go to the BZA. From Engineering, we will just need the final plans. Since trucks are not permitted on Prospect their drive onto Drake which will be their truck access, they are going to have to modify that island that is in the middle of Drake Road right now, which really serves no Engineering purpose so we don't have a problem with them modifying that so we will work with them when they have their final plans to decide what is the best way to do, whether it is remove that whole tail end or just put an opening but we will work with their engineers on that. Mayor Perciak stated that he would prefer that the tail end be removed. Mr. Kaminski asked what they were going to use that for. Mayor Perciak stated that we do not know yet but they were in and ran all kinds of different possibilities by us. This is the old Darice building. They bought that building. Mr. McDonald stated that it is small. Mayor Perciak stated that they were in to see him and Brent and ran a bunch of different scenarios by us and I actually forget that these players that were involved in this. Mr. McDonald stated that we had to say no to them tonight because of the zoning issues. Mayor Perciak stated that they were aware of everything that we talked about. We talked about this for some time especially with the ingress and egress and everything else. In the meantime they have gone there and spruced the place up, they painted it and completely redid the outside so it does look better then it did. Mr. Kolick stated that this is a vacant spot to the East of that building. Mayor Perciak stated that was right and that they had spruced the building up already. Mr. Kolick asked if they also owned that building. Mayor Perciak stated that they did. Mr. Kolick stated that the Commission would need to deny this matter to go to BZA and they will look at all those issues once they get to the BZA.

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

Roll Call:

Members Present: Mr. McDonald
Mr. David
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.

Carol Brill, Recording Secy.

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of May 26, 2022. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

CONDADO TACOS/ Anthony Majc, Agent

a) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to allow Condado Tacos to utilize approximately 180 SF addition to the current outdoor patio with additional seating of 14 for property located at 17830 Royalton Road, PPN 396-12-033 zoned General Business.

b) Site Plan approval for the 180 SF addition to the current outdoor patio for Condado Tacos, property located at 17830 Royalton Road, PPN 396-12-033 zoned General Business.

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

Mr. Stickler – Jason Stickler, 34 West Gay Street, Columbus, Ohio. We are seeking approval to expand the patio at our location on Royalton Road by 180 square feet, adding approximately 14 additional outdoor seating.

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, there no parking issues associated with this expansion and approval is recommended. From Engineering 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, the site plan is in approvable form, they have provided us with details for vehicle impact protection. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You are in a position to act on these two items. Thank you.

Mr. Yousef – Mann Yousef, 3450 West 140th St., Cleveland, Ohio 44111. I am in favor.

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 Architectural Review Board has recommended approval of the sign and it is recommended that Planning Commission also grant approval. From Engineering there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form. As a note of reference the parcel there has received 4 variances from the sign code so they do meet compliance with the Code. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You can act on this matter. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for a Certificate of Appropriateness for four (4) Wall Signs for Rapid Mortgage Company located at 13593 Pearl Road, PPN 396-10-006 zoned General Business.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. Yousef – Thank you and Carol, thanks for all the hand holding.

NEW APPLICATIONS:

VLADYMIR BOTIUK/ Gary Fisher, Agent

Site Plan approval of a 3,200 SF warehouse to be located at the northwest corner of Prospect and Drake Roads, PPN 394-06-002 zoned General Industrial.

Mr. McDonald – Item Number Three, Vladymir Botiuk, not seeing any representative in the audience, I think we can still go forward with this.

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 three areas of non-conformance that will require variances. The front parking setback, side street parking setback and the building setback on Prospect so they will need to be denied to go to the Board of Zoning Appeals. From Engineering we will just need final engineering plans should this get approval from the BZA and we will supply comments to the applicant as those come in and work with them on the proper way to address the island on Drake Road. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, we will await the approved site plans for lighting. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You will need to deny this so that they can proceed to the BZA. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 3,200 SF warehouse to be located at the northwest corner of Prospect and Drake Roads, PPN 394-06-002 zoned General Industrial.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

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