

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

June 28, 2018

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, June 28, 2018 at 7:30 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Brian David; Edward Pfahl and James Kaminski; Mayor Thomas P. Perciak; City Council Representative, Matthew Schonhut; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Building Commissioner, Anthony Biondillo, and Fire Department Representative, Randy French.

The following was discussed:

OMNI SLF STRONGSVILLE LLC: Mrs. Daley stated that this application is for the assisted living center on Rt. 82 on the north side. They just finished with that building and now they are going to expand and do phase 2 which they had planned on on the first set of plans. They will expand their building, they will have a turn around here that was requested and also they are going to put in a detention basin. From the City Planner it complies with all the zoning requirements, this is zoned Public Facility and from Engineering it is in approvable form subject to a review of the retaining wall because of the steep slope that they have here down to the creek. Mr. Miller stated that from the Building Department it is in approvable form pending submission of the construction plans in accordance with the Ohio Building Code. Mr. French stated that from the Fire Department, we were working with them on the dimension of the turn around and we gave them the dimensions of our largest fire truck and they complied with the turning radius and clearances for the largest fire truck that we have. We ask that it be noted on their plans, on their landscaping that there will be no hardscaping on that island. They will have rolled curb on that island and regarding trees around the outside turn, they need to be kept a better distance than what is normally put. On that island will also be a hydrant. We need a hydrant back there. Sometimes on these islands they use that as a convenient place to put snow when they snow plow. We just need to make sure that they know that and that they can maintain that clear in the winter. The applicant stated that their plans show signage that says no snow. Mr. Kolick stated that the Commission could approve this matter subject to Engineering and the Fire Department reports.

CENTERLINE CARSTAR COLLISION: Mrs. Daley stated that this application is for a small addition for Carstar on Pearl Road up at the north end of town. They just did all that work out front and now they are going to put a little addition onto the back, about 1,500 SF so from the City Planner there are no issues with any setbacks and from Engineering it is in approvable form. Mr. Miller stated that from the Building Department it is in approvable form pending submission of the construction plans in accordance with the Ohio Building Code. Mr. French stated on that, what is the intention, what type of

storage is going to be in there? Mr. Struhar stated it was for storage of car parts only. Mr. French stated that our access back there is very round about. We just have concerns that there not be any solvents, paints or whatever stored there. Mr. Kolick stated that the Commission could act on this matter. Mayor Perciak thanked Mr. Struhar for cleaning up that site.

AT & T: Mrs. Daley stated that this application is for a new cabinet for their fibers. This is going to be within the City right-of-way on Pearl Road. It is right in front of Fallingwater Tower Apartments. There is already a cabinet there now, it is just going right behind it in the right-of-way. From the City Planner there are no issues and there and from Engineering there are no drainage or sight line issues there. Mr. Miller stated that from the Building Department it is in approvable form pending submission of the construction plans in accordance with the Ohio Building Code. Mr. French stated from the Fire Department there is no report. Mr. Kolick stated that the Commission is in a position to approve this matter and it would have to be forwarded onto City Council because it is in the right-of-way.

DOUGLAS & LAURA CHUCKSA: Mrs. Daley stated that this application is for a lot consolidation on Kingswood Court. This parcel got landlocked at one time and it is just a small rectangular piece behind their house. The homeowner owns both of these lots but in order to do some improvements that they want to do to the lot, they need to consolidate it into one so that is all they are asking for. From the City Planner it is good and from Engineering it is in approvable form. Mr. Miller stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that this is good and it will clean up a landlocked parcel.

The meeting was called to order at 8:00 PM by the Chairman, Mr. McDonald.

Roll Call:

Members Present: Mr. McDonald
Mr. Pfahl
Mr. Kaminski
Mr. Schonhut
Mr. David
Mayor Perciak

Also Present: Mr. Biondillo, Bldg. Com.
Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.
Mr. French, Fire Dept. Rep,

Carol Brill, Recording Secy.

MOTION TO EXCUSE:

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

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

Mr. Pfahl – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

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 May 24, 2018. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

OMNI SLF STRONGSVILLE, LLC/ Bobby Johnston, Agent

Site Plan approval of a 27,800 SF addition for the north side of the existing Assisted Living for property located at 21386-21946 Royalton Road, PPN 392-16-014 zoned Public Facility. **ARB Favorable Recommendation 5-8-18.*

Mr. McDonald – Item Number One, Omni SLF Strongsville LLC, please step forward and state your name and address for the record.

Mr. Biales – Gary Biales, Vice President of Development for OMNI Senior Living, 23205 Merchantile Drive, Beachwood, 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 proposed addition and carport comply with all of the setbacks and other zoning requirements for the Public Facility District. Proposed modifications to the site lighting and landscaping have been approved by the Architectural Review Board and approval of the site plan is recommended. From Engineering the plans are in approvable form subject to a review of the retaining wall design. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form pending the submission of construction plans in accordance with the Ohio Building Code. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. The Fire Department has been in communication with the applicant and he worked with us on making a turn-around at the end of this cul de sac at that end of this drive here which greatly benefits us, also for rear access to this rear part of the building. They are putting in a private hydrant for the Fire Department as we requested. One last thing for the record, we ask that the applicant states that this island will have rolled curbing and no hardscaping to hinder any fire apparatus vehicles moving about. It is approvable pending final review of the submitted plans to the Strongsville Fire Code and the Ohio Fire Code. Thank you.

Mr. Biales – Agreed to the comments of the Fire Department.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You are in a position to act on this subject to the reports of the Engineering and Fire Departments this evening. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Omni SLF Strongsville, LLC.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 27,800 SF addition for the north side of the existing Assisted Living for property located at 21386-21946 Royalton Road, PPN 392-16-014 zoned Public Facility, subject to the reports of the Engineering and Fire Department as read this evening.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

CENTERLINE CARSTAR COLLISION/ Paul Struhar, Principal

Site Plan approval of a 1,536 SF addition to the current Centerline Carstar building for the purpose of storage located at 8000 Pearl Road, PPN 395-05-016 zoned Commercial Services. **ARB Favorable Recommendation 6-19-18.*

Mr. McDonald – Item Number Two, Centerline Carstar Collision, please step forward and state your name and address for the record.

Mr. Struhar – Paul Struhar, 8000 Pearl Road.

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 proposed addition will comply with the minimum setback requirements in the Commercial Service Zoning District. There are no zoning issues associated with this application and approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Biondillo – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form pending the submission of construction plans in accordance with the Ohio Building Code. Thank you.

Mr. McDonald – Mr. French.

solvents or paints in it, only car parts and that would be approvable to the Fire Department. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You are in a position to approve this this evening. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 1,536 SF addition to the current Centerline Carstar building for the purpose of storage located at 8000 Pearl Road, PPN 395-05-016 zoned Commercial Services.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

AT & T / Gary Saylor, Agent

Site plan approval for the placement of a fiber Telco cabinet, handhold and associated conduit behind the existing cabinet located in the right-of-way for property located at 11831 Pearl Road, PPN 396-03-005 zoned RMF-1.

Mr. McDonald – Item Number Three, AT & T, please step forward and state your name and address for the record.

Mr. Saylor – Gary Saylor, 13630 Lorain, Cleveland, 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, approval is recommended. From Engineering the plans are in approvable form. There are no sight line issues or drainage issues. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form pending the submission of construction plans in accordance with the Ohio Building Code. Thank you.

Mr. McDonald – Mr. French.

Mr. French – 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 are in a position to act on this this evening, if approved it would need to go to City Council since it is in the right-of-way. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site plan approval for the placement of a fiber Telco cabinet, handhold and associated conduit behind the existing cabinet located in the right-of-way for property located at 11831 Pearl Road, PPN 396-03-005 zoned RMF-1.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. Saylor – So you said something about going before City Council.

Mr. Kolick – We will put an Ordinance on automatically, you won't need to do anything else. They need to approve it before you can get your permit.

DOUGLAS & LAURA CHUCKSA/ Ron Chucksa, Agent

Parcel Consolidation of PPN 393-32-001 and 019 located at 15919 Kingswood Court zoned R1-75.

Mr. McDonald – Item Number Four, Douglas & Laura Chucksa, please step forward and state your name and address for the record.

Ms. Chucksa – Laura Chucksa, 15919 Kingswood Court, Strongsville.

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 in the R1-75 Single Family Residential District and will conform to all of the lot size requirements of that district and approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Biondillo – Thank you Mr. Chairman. From the Building Department, there is no report. Thank you.

Mr. McDonald – Mr. French.

Mr. French – 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 are in a position to approve this, this will clean up a situation of a landlocked parcel for us. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Douglas & Laura Chucksa.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Consolidation of PPN 393-32-001 and 019 located at 15919 Kingswood Court zoned R1-75.

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