

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

July 12, 2018

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, July 12, 2018 at 7:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; Brian David; and James Kaminski; Mayor Thomas P. Perciak; City Council Representative, Matthew Schonhut; Administration: Assistant Law Director, Daniel Kolick, City Engineer, Ken Mikula, Assistant Building Commissioner, Michael Miller, and Fire Department Representative, Randy French.

The following was discussed:

Royalton Collection: Ms. Brill stated that there are several boards that we did to show elevations, site plan and this is the tree line that was in question as far as buffering which is right here on the site plan. This is what is existing right now and then they are doing some additions on top of what is already there but we thought a visual would be good. Mr. Schonhut asked if the mound toward the northern portion of the property is going to stay. Ms. Brill stated that was not being touched. This request is for site plan approval for the proposed mixed-use office, retail, and restaurant development located on the north side of Royalton Road. The subject site has split zoning with portions of the site zoned OB Office Building District, GB General Business District, and R-RS Restaurant – Recreational Services District. The proposed site plan indicates a total of five (5) buildings with an area reserved at the southeast corner of the site for one additional building. In addition to the existing three-story office building located on the rear portion of the site, the site plan provides for three (3) single-story multi-tenant retail buildings and one (1) single-story restaurant building intended to accommodate the relocation of Panera Bread. The proposed development has a single access point from Royalton Road that is signalized. As part of the rezoning for this parcel, the owner proffered several deed restrictions. Those restrictions include the following provisions:

1. No new commercial building within 230 feet of any existing residence.
2. A limit of 75,000 square feet for all new commercial buildings.
3. Preservation of a No Build Zone along the eastern boundary of the property adjacent to the existing residences. The No Build Zone may be used for parking, but no commercial building construction.
4. Maintenance of a buffer of 80 feet from the nearest residence within which no buildings or parking shall be constructed and within which landscaping will be placed.

The proposed plan as presented complies with all four of those deed restrictions. The three proposed retail buildings have a combined total building floor area of approximately 63,190 square feet. The freestanding Panera Bread building is approximately 5,320 square feet, making the combined total of commercial space

approximately 68,510 square feet. That leaves about 6,490 square feet of building area for construction on the reserve lot. In addition to conforming to the deed restrictions, the proposed site plan complies with the required setbacks as set forth in the Zoning Code for the various zoning districts. Parking is setback 75 feet from the centerline of Royalton Road and conforms to the required side and rear yard setbacks in each district. The proposed buildings exceed the required 125 feet setback from Royalton Road and meet the Code mandated side and rear yard setbacks of each district. The development as proposed is required by the Zoning Code to have a total of 675 parking spaces. The site plan indicates a total of 794 spaces provided, or a surplus of 119 spaces. The architectural treatment of the buildings, the landscaping plan, and the site lighting plan were reviewed and approval recommended by the Architectural Review Board. In summary, the proposed development plan:

1. Conforms to all of the parking, setback, and design requirements of the Zoning Code for the OB Office Building District, GB General Business District, and R-RS Restaurant – Recreational Services District;
2. Conforms to the Declaration of Restrictions recorded as part of the inducement for rezoning; and
3. Has received a positive recommendation from the Architectural Review Board.

Site plan approval is recommended subject to any comments or recommendations of the City Engineer. From the Engineering Department, the plans are in approvable form subject to the following comments:

1. A review of the revised plans submitted by the applicant's engineer on July 11, 2018.
2. A review of the retaining wall designs.
3. Submittal of a Storm Water Pollution Prevention Plan Binder.
4. No work is to take place within the Scenic Easement located at the north end of the property.
5. A Traffic Impact Study has been submitted. The study indicates that no improvements to Royalton Road or the SouthPark Mall Drive are required. However, the study does indicate possible modifications to the existing signal heads, phasing and splits needed at the site driveway. Further information has been requested of the applicant's traffic engineer.
6. Height of evergreen trees along the east property line must be increased to 10' per the Declaration of Restriction.

Mr. Kolick asked Mr. Mikula to show the Commission the drainage board and the architectural renderings. He stated that drainage has been a question. Mr. Mikula stated that there is an existing detention basin at the north end of the site and essentially they are reconfiguring the storm sewers on the site so that all of the pavement, all of the development goes through that basin which is going to be enlarged from about 73,000 cubic feet to 125,000 cubic feet. If you need to get clarification of any of the other items I can do that too. The retaining walls are small walls that are basically within the interior of the site to tier off the parking, they are 3 or 4 feet high.

There is a detail on the plan and we get a shop drawing as the contractor moves forward. That is normal not to have that at this time. The other issue was the Storm Water Pollution Prevention Plan Binder. That is another thing that is given to us by the contractor when they have them on board so that will be forthcoming. We always make it a part of our report. There is a scenic easement which is identified on another one of their plans and the work on the basin is close to that area, we just wanted to double verify that no work is going to be going on within that existing scenic easement. Just to clarify what Lori is talking about in her comments on the traffic study, there is one drive in and out which exists. That is being reconfigured to add an additional right turning lane but the impact study indicates that it is possible that they may ask for alterations or additions to the signal. Those have not been submitted or asked for so as it is approved it's going to stay as is and not have an adverse impact to Rt. 82. Mr. Kolick stated that right now given the usage that they are proposing they don't require any changes on the signalization but we are going to make a note that as this continues to build, as they continue to get tenants for the office building there may need to be some changes in the light. They just need to understand that if those changes need to come about then they would have to cover the cost of those changes. The retention basin they are not only enlarging it but I think that they are deepening it too, correct? Mr. Mikula stated that was correct, it is about 6 or 7 feet deep now and I think it is going to be around 13 feet deep. One of the audience members asked if that would have to be fenced. Mr. Mikula stated it did not. Mr. Schonhut stated that it should be clarified, deep not meaning filled with water. Mr. Mikula stated that it is not going to be full of water unless it is raining. Mr. Schonhut stated that it would still be beveled coming in it is not just a straight drop. Mr. Kaminski asked if there was a right hand turn lane. Mr. McDonald stated that there was one lane coming in and four lanes going out. Mr. Schonhut advised about the lights in the parking lot that are furthest east that abut the homes. Mr. Kolick stated that would be in the next report. Mr. Miller stated that from the Building Department the submission is in approvable form subject to the following comments. We have approval of an in-ground or indoor grease oil containment system. We do not permit outdoor storage of used cooking oil. The site lighting plan has been approved by the ARB with a zero foot candle measurement along the lot lines. Mayor Perciak asked Mr. Miller to explain that. Mr. Miller stated that the light will radiate out but in measuring at the lot line it is not going to radiate over into the adjoining properties. These are LED lighting that can be adjusted through technology to aim them so that they are actually not shining out into the neighboring properties or through the buffers. Mr. Kolick stated that they had them pull the lighting away from the lot lines so that they would be more toward the center of the parking lots. Mr. Miller stated that the lighting is all on the islands within the parking lot and the only other thing is a plan review in accordance with the Ohio Building Code. Mr. French stated that from the Fire Department, this was the only plan that was submitted to us that we reviewed that layout, the site, it is fine with the Fire Department, we have good circulation around all the buildings. We were not

forwarded a utility plan yet. We will need yard hydrants on this site. We want to see how water is going to be supplied to these buildings for their sprinkler systems and we are waiting to review that plan when we receive it. As far as this, what we see right here it is in approvable form. Mr. Kolick stated that the Commission could act on this matter tonight but it would have to be made subject to all the reports, Engineering, Building and Fire just as they were laid out. Mr. Kolick stated that there was another question that came from one of the residents, there is an amount that is going to be placed in escrow, just so everybody understands, that amount is required to go into escrow when they get their first Building Permit. That will go into the escrow and our Building Department will make sure that amount is in that escrow before we issue the Building Permit. The applicant is aware of it, we will follow up and make sure that is done. We have an agreement with the developer that provides that it will be in the name of the four Homeowners Associations, the overall and the three minor associations. They then need to determine between themselves because I am not going to have the applicant dictate nor will the City dictate as to where it goes. So the four Homeowners Associations will sign off and say this is how it's being used and that money will be released from escrow on the four associations agreeing how to do it.

Columbia Gas: Ms. Brill stated that this request is for the construction of a gas control building on property that is located on Pearl and Boston. It is on the northeast corner and Columbia Gas already has an existing gas control facility on the site. It is zoned General Business. From the City Planner, they are proposing a 64 square feet in area and 9.5 feet high building to be placed on a concrete pad. There are no setback or other zoning issues associated with this request and approval is recommended. From the Engineering Department the plans are in approvable form. The proposed building is to be located within a private easement. Mr. Kolick stated that this is on the Jerome parcel at the top of the hill where Boston Road and all the towers are. It is going to be set off the road. Mr. Miller stated that the plans are in approvable form subject to a review with the Ohio Building Code. Although the plans that were submitted showed codes that are no longer in existence so they will need to be updated to the 2017 Ohio Building Code. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter but that he was also waiting for the finalized easement and they didn't want to draw that until they go out on the site so it would need to be made subject to the report of the Law Department which will be that we need an easement on it and subject to the Building Department report as given my Mr. Miller.

AT & T: Ms. Brill stated that this request is for site plan approval to place an above ground telephone equipment cabinet in an existing utility easement adjacent to Howe Road. It is located behind the gas station at the Polo Club. The proposed cabinet is 6 square feet in area and 4 feet in height and be placed on a concrete pad. The cabinet

will not be readily visible from the right-of-way because there is existing landscaping already there that will further screen the cabinet. From the City Planner approval is recommended. From the Engineering Department the plans are in approvable form and there are no sight line or drainage issues. Mr. Miller stated that the plans are in approvable form subject to review in accordance with the Ohio Building Code. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the easement is already in place and that the Commission could act on this matter.

Ordinance 2018-103, 104 and 105: Mr. McDonald stated that the Ordinances would be discussed on the floor.

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

Roll Call:	Members Present:	Mr. McDonald Mrs. Walker Mr. Kaminski Mr. Schonhut Mr. David Mayor Perciak
	Also Present:	Mr. Miller, Asst. Bldg. Com. Mr. Mikula, City Engineer Mr. Kolick, Asst. Law Dir. Mr. French, Fire Dept. Rep, Carol Oprea,Recording Secy.

MOTION TO EXCUSE:

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

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

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Planning Commission Minutes

July 12, 2018

Page 6

Mr. McDonald – You have had a chance to review the minutes of June 28, 2018. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

ROYALTON COLLECTION/ Joshua Osterhout, Agent

Site Plan approval for a 67,874 SF development for property located at 17800 Royalton Road, PPN 396-12-002 zoned Office Building, General Business and Restaurant Recreational Services. **ARB Favorable Recommendation 7-10-18.*

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

Mr. Osterhout – Joshua Osterhout, Langan, 6000 Lombardo Center, Suite 210, Cleveland, Ohio 44131.

Mr. McDonald – Thank you, we will now listen to the Administrative Reports, Ms. Brill.

Ms. Brill – Thank you Mr. Chairman. From the City Planner, This request is for site plan approval for the proposed mixed-use office, retail, and restaurant development located on the north side of Royalton Road. The subject site has split zoning with portions of the site zoned OB Office Building District, GB General Business District, and R-RS Restaurant – Recreational Services District. The proposed site plan indicates a total of five (5) buildings with an area reserved at the southeast corner of the site for one additional building. In addition to the existing three-story office building located on the rear portion of the site, the site plan provides for three (3) single-story multi-tenant retail buildings and one (1) single-story restaurant building intended to accommodate the relocation of Panera Bread. The proposed development has a single access point from Royalton Road that is signalized. As part of the rezoning for this parcel, the owner proffered several deed restrictions. Those restrictions include the following provisions:

1. No new commercial building within 230 feet of any existing residence.
2. A limit of 75,000 square feet for all new commercial buildings.
3. Preservation of a No Build Zone along the eastern boundary of the property adjacent to the existing residences. The No Build Zone may be used for parking, but no commercial building construction.
4. Maintenance of a buffer of 80 feet from the nearest residence within which no buildings or parking shall be constructed and within which landscaping will be placed.

The proposed plan as presented complies with all four of those deed restrictions. The three proposed retail buildings have a combined total building floor area of

approximately 63,190 square feet. The freestanding Panera Bread building is approximately 5,320 square feet, making the combined total of commercial space approximately 68,510 square feet. That leaves about 6,490 square feet of building area for construction on the reserve lot. In addition to conforming to the deed restrictions, the proposed site plan complies with the required setbacks as set forth in the Zoning Code for the various zoning districts. Parking is setback 75 feet from the centerline of Royalton Road and conforms to the required side and rear yard setbacks in each district. The proposed buildings exceed the required 125 feet setback from Royalton Road and meet the Code mandated side and rear yard setbacks of each district. The development as proposed is required by the Zoning Code to have a total of 675 parking spaces. The site plan indicates a total of 794 spaces provided, or a surplus of 119 spaces. The architectural treatment of the buildings, the landscaping plan, and the site lighting plan were reviewed and approval recommended by the Architectural Review Board. In summary, the proposed development plan:

1. Conforms to all of the parking, setback, and design requirements of the Zoning Code for the OB Office Building District, GB General Business District, and R-RS Restaurant – Recreational Services District;
2. Conforms to the Declaration of Restrictions recorded as part of the inducement for rezoning; and
3. Has received a positive recommendation from the Architectural Review Board.

Site plan approval is recommended subject to any comments or recommendations of the City Engineer.

From the Engineering Department, the plans are in approvable form subject to the following comments:

1. A review of the revised plans submitted by the applicant's engineer on July 11, 2018.
2. A review of the retaining wall designs.
3. Submittal of a Storm Water Pollution Prevention Plan Binder.
4. No work is to take place within the Scenic Easement located at the north end of the property.
5. A Traffic Impact Study has been submitted. The study indicates that no improvements to Royalton Road or the SouthPark Mall Drive are required. However, the study does indicate possible modifications to the existing signal heads, phasing and splits needed at the site driveway. Further information has been requested of the applicant's traffic engineer.
6. Height of evergreen trees along the east property line must be increased to 10' per the Declaration of Restriction. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form subject to the following comments; approval of an in-ground or indoor

cooking oil grease containment system. Site lighting as approved by the Architectural Review Board with a zero foot candle measurement at the lot line and a plan review in accordance with the Ohio Building Code. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, this site layout plan of the buildings as submitted is approvable. However the Fire Department will still need to have a detailed site utility plan to review the fire water main layout that would supply private yard hydrants and water to each building's dedicated fire sprinkler system. Placement of private yard hydrants shall be reviewed by the Fire Marshall and subject to his final approval. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. As noted in the Caucus and as noted as part of the Engineers report, there are no changes needed in that traffic light now but in the event that they are needed in the future that the applicant would bear those costs of modifications to the light. You can act on this tonight subject to the reports of the Engineer, Building and Fire Departments this evening. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval for a 67,874 SF development for property located at 17800 Royalton Road, PPN 396-12-002 zoned Office Building, General Business and Restaurant Recreational Services subject to the reports of the Building, Engineering and Fire Departments as read here this evening.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

COLUMBIA GAS OF OHIO/ Rich Fredrickson, Agent

Site plan approval of an 8' x 8' gas control building for property located at 19691 Pearl Road, PPN 397-26-001 zoned General Business.

Mr. McDonald – Item Number Two, Columbia Gas Of Ohio, please step forward and state your name and address for the record.

Mr. Anderson – Brent Anderson, Rafter A Land Surveying and Engineering.

Mr. McDonald – Thank you, we will now listen to the Administrative Reports, Ms. Brill.

Ms. Brill – Thank you Mr. Chairman. From the City Planner, the plans are in approvable form. From Engineering the plans are in approvable form. The proposed building is to be located within a private easement. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form subject to the following comment; plan approval with current code references 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 can act on this tonight subject to the Building Department report and also subject to my receipt of an easement for the property to be approved by the Law Department and the Engineering Departments.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Columbia Gas of Ohio.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site plan approval of a 8' x 8' gas control building for property located at 19691 Pearl Road, PPN 397-26-001 zoned General Business subject to the report of the Building Department report and the receipt of the easement by the Law Department.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

AT &T/ James Janis, Agent

Site Plan approval for an above ground fiber cabinet to be placed in a private easement for property located at 14400 Howe Road, PPN 396-24-001 zoned RMF-1, PDA-2.

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 44111.

Mr. McDonald – Thank you, we will now listen to the Administrative Reports, Ms. Brill.

Ms. Brill – Thank you Mr. Chairman. From the City Planner, this request is for site plan approval to place an above ground telephone equipment cabinet in an existing utility easement adjacent to Howe Road. The proposed cabinet is 6 square feet and 4 feet in height and will be placed on a concrete pad. The cabinet will not be readily visible from the right-of-way. There is existing landscape screening in this area that will further screen the proposed cabinet and approval is recommended. From Engineering the plans are in approvable form and there are no sight line 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. 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 item this evening. 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.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2018-103

An Ordinance Amending Section 1252.16 of Title Six of Part Twelve- Planning and Zoning Code, of the Codified Ordinances of the City of Strongsville Concerning Projections into Yards and Declaring an Emergency.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – This is an ordinance suggested by the Building Department because we were getting a number of requests for ground level platforms, terraces, patios in front of houses. This would allow such a structure not to exceed 120 square feet to extend 10 feet into the required front yard and not closer than 3 feet to any side property line and that is the ordinance before you for a recommendation to City Council.

Mr. McDonald - ORDINANCE NO. 2018-103. An Ordinance Amending Section 1252.16 of Title Six of Part Twelve- Planning and Zoning Code, of the Codified Ordinances of the City of Strongsville Concerning Projections into Yards and Declaring an Emergency.

Mr. David – Move to give favorable recommendation to Ordinance No. 2018-103.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

ORDINANCE NO. 2018-104

An Ordinance Amending Section 1253.11 of Title Six of part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville Concerning Requirements Associated with Single-Family Detached and Cluster Developments, and Declaring an Emergency.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – This is an ordinance addressing some of the problems we have had with variance requests in rear yards. We are going to ask that the Commission table this. We believe that we have come up with a better way to handle it and if things go well Council will get that Ordinance and refer that Ordinance over to you and then we will look at them both at that point. We are requesting that the Commission table this at this time.

Mr. McDonald – Okay so we will table Ordinance 2018-104.

ORDINANCE NO. 2018-105

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 Real Estate Located at Royalton Road and West 130th Street, in the City of Strongsville from LB (Local Business) Classification to MS (Motorist Service) Classification (Part of PPN 399-01-005).

Mr. McDonald – Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman, this is a rezoning for the southwest corner of 130th and Royalton Road. The request is to take it to a Motorist Service from its current Local Business zoning.

Mr. McDonald - ORDINANCE NO. 2018-105. 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 Real Estate Located at Royalton Road and West 130th Street, in the City of Strongsville from LB (Local Business) Classification to MS (Motorist Service) Classification (Part of PPN 399-01-005).

Mr. David – Move to give favorable recommendation for Ordinance 2018-105.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:	Mr. McDonald	Aye	
	Mrs. Walker	Aye	
	Mr. David	Aye	
	Mr. Kaminski	Aye	
	Mr. Schonhut	Abstain	
	Mayor Perciak	Abstain	APPROVED

Mr. McDonald – Mr. Schonhut, you have a favorable recommendation on Ordinances 2018-103 and 2018-105 to take back to City Council.

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