

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

July 22, 2021

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, July 22, 2021 at 5:50 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; Edward Pfahl; Brian David and Kim Veris; Administration: Assistant Law Director, Daniel Kolick; City Engineer, Kenneth Mikula; and Building Commissioner, Michael Miller.

The following was discussed:

INDUSTRIAL LAND PARTNERS HOLDINGS: Mr. Mikula stated that the plans were in approvable form from Engineering. Ms. Brill stated that the City Planner report states that the request is for a lot split. It is zoned General Industrial. The applicant is proposing to split the parcel into two lots shown on the plat as Lot 4E and Lot 4F. Lot 4E would contain 5.74 acres with approximately 700 feet of frontage on Lunn Road. Lot 4F would contain 11.58 acres and would have frontage on both Infinium Way and Prospect Road. Both lots will conform to the minimum area and frontage requirements for lots in the General Industrial District. Approval of this lot split requires approval of two deviations from the requirements of the subdivision regulations. The lot split would create a lot on Lunn Road which would not have access to sanitary sewers and where the street pavement does not meet industrial street standards. Section 1228.01(i) further provides that deviations shall only be approved when either: The proposed or existing improvements will be equivalent to those required; or installation of the required improvements would cause an extreme hardship or practical difficulty. Since the proposed lots would otherwise conform to the minimum Zoning code requirements for industrial parcels, approval is recommended subject to the recommendations of the City Engineer regarding the proposed deviations. Mayor Perciak stated that all of you remember that Spencer Piszczak was in here maybe a month ago. I sat here and said I don't know what you are doing Spencer. Well this is what he is doing. Infinium Walls is buying all of this. Mr. McDonald stated that they are already here in town. Mayor Perciak stated that they were building that new building on Prospect Road. The back of the building is on Prospect. They have been here for a while. Mr. McDonald stated that they were going like gang busters and asked if they built walls. Mayor Perciak stated that they built glass walls. Mr. Kolick stated, glass walls like you need now for COVID. Mr. McDonald stated that if you were going back to the office. Mayor Perciak that people are going back to the office. Ms. Brill stated that there were notes on the Engineering Report that truck access to Lot 4E will be through an existing Access Easement to Commerce Parkway and the sanitary sewer must be extended down Lunn Road to build on Lot 4E. Mayor Perciak stated that he wasn't building anything on these now as far as he knows. Mr. Kolick stated no, but the deviation probably makes

sense in this case because they have an easement that goes from Commerce Park all the way down to that parcel on Lunn. So even if they develop the parcel on Lunn, they still have truck access and won't have to take trucks down Lunn Road, they come up Foltz and go to Commerce Parkway. It has to be made subject to an Affidavit that I've required. I got a draft of it and there are a couple of things missing but he has to go to City Council anyway so I will make sure we get it filled in before, so just make it subject to the requirement of the Law Department for the Affidavit that's required. Mr. Miller stated that from the Building Department, there is no report. Mr. McDonald asked if all three of these could be done in one motion. Mr. Kolick stated that the deviations could be done together but needed to be done first as one motion and then the parcel split second. Mayor Perciak stated that as this turned out, this is a good thing. They are a great family and have been in town for years and years. We've watched their business grow and they really do a nice job. Mr. Kolick stated that we hope they grow into the second parcel. Mayor Perciak stated that for what they do, they have to come to work every day in Strongsville. Mr. David asked what the subject to was on. Mr. Kolick stated that it would be on Item "c" and it would be subject to the Affidavit required by the Law Department.

CLEAN EXPRESS AUTO WASH: Mr. Mikula stated that from the City Planner, this request is for site plan approval for the demolition of the existing car wash and construction of a new car wash and approval is recommended. From Engineering the plans are in approvable form. Mr. Miller stated that from the Building Department the plans are in approvable form. Mr. Kolick stated that this one we can act on. We were waiting for some engineering plans to make sure that wall is going to hold over there that goes down but they've gotten us the engineering plans. I understand Ken, correct? Mr. Mikula stated that was correct. We've asked the engineering firm that actually did the plans for Costco to verify that since the building is being moved closer to the wall that it can support it and we received that and its approvable. Mr. Kolick asked if they were lengthening the building. Mr. Mikula stated that they were moving the building closer to the wall. Mr. Kolick stated that he thought that the building, is the building the same size? Mr. Fenton stated that it is a bigger building and it is not a lazer wash, it is a an express tunnel. Mr. McDonald asked if they owned the lazer wash. Mr. Fenton stated that they did not. Mr. Kolick stated that the Commission could act on this matter. It is replacing a car wash with a car wash just a different concept. They are putting three lanes in there now. Mr. Fenton stated that was correct, there will be three stack lanes and it goes down to one single. Mr. Kolick asked if it was a continuous pull? Mr. Fenton stated that it was, you come in and you get into the queue which is about a minute and then you get on the conveyor and go through. Ms. Brill asked if there were any locked areas on the site. Mr. Fenton stated that there were not.

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. David

Also Present: Mr. Miller, Asst. Bldg. Com.
Mr. Mikula, City Engineer
Mr. Kolick, Asst. Law Dir.

Carol Brill, Recording Secy.

MOTION TO EXCUSE

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - I move to excuse Matt Schonhut for just cause.

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 June 10, 2021. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

INDUSTRIAL LAND PARTNERS HOLDINGS LLC/ David Pietrantone, Agent

a) Deviation from Codified Ordinance Section 1228.01(i) to permit a parcel split/subdivision without sanitary sewers on Lunn and Prospect Road, PPN 394-05-006 zoned General Industrial.

b) Deviation from Codified Ordinance Section 1228.01(i) to permit a parcel split/subdivision with pavement not meeting Industrial Standards on Lunn and Prospect Road, PPN 394-05-006 zoned General Industrial.

c) Parcel Split/Subdivision of PPN 394-05-006 located on Lunn and Prospect Road, zoned General Industrial.

Mr. McDonald – Item Number One, Industrial Land Partners Holdings. We will now listen to the Administrative Reports, Ms. Brill would you like to read the City Planner Report?

Ms. – Thank you Mr. Chairman. From the City Planner, This request is for approval of a lot split plat to subdivide PP No. 394-05-006, also referred to as Lot 4C, into two (2) parcels. The subject site is zoned GI General Industrial District and consists of 17.32 acres. The applicant is proposing to split the parcel into two (2) lots shown on the plat as Lot 4E and Lot 4F. Lot 4E would contain 5.74 acres with approximately 700 feet of frontage on Lunn Road. Lot 4F would contain 11.58 acres and would have frontage on both Infinium Way and Prospect Road. Both lots will conform to the minimum area and frontage requirements for lots in the GI General Industrial District. Approval of this lot split requires approval of two deviations from the requirements of the subdivision regulations. The lot split would create a lot on Lunn Road which would not have access to sanitary sewers and where the street pavement does not meet industrial street standards. Section 1228.01(i) provides that: *“The Planning Commission may permit, as to any of the specific improvements or installations in this section, deviation from the minimum standards after receiving the recommendation of the Engineer as to the proposed deviation.”* Section 1228.01(i) further provides that deviations shall only be approved when either:

1. The proposed or existing improvements will be equivalent to those required;
or
2. Installation of the required improvements would cause an extreme hardship or practical difficulty.

Since the proposed lots would otherwise conform to the minimum Zoning Code requirements for industrial parcels, approval is recommended subject to the recommendation of the City Engineer regarding the proposed deviations. Thank you.

Mr. McDonald – Mr. Mikula.

Mr. Mikula - From Engineering the plat is in approvable form. Just a note; Truck access to Lot 4E will be through an existing Access Easement to Commerce Parkway and the sanitary sewer must be extended down Lunn Road to build on Lot 4E. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

CLEAN EXPRESS AUTO WASH/ Jason Fenton, Agent

Site Plan approval of a 3,690 SF car wash for property located at 16860 Royalton Road, PPN 396-14-004 zoned Motorist Service. **ARB Favorable Recommendation 5-18-21.*

Mr. McDonald – Item Number Two, Clean Express Auto Wash, please step forward and state your name and address for the record.

Mr. Fenton – Jason Fenton, Development Director for Express Wash Concepts, 13375 National Road, SW, Suite D, Aetna, Ohio 43068.

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

Mr. Mikula – Thank you Mr. Chairman. From the City Planner, the request is for the site plan approval for the demolition of the existing car wash and construction of a new car wash. The subject site is zoned Motorist Service. Car washes are a permitted use in the district. The proposed new car wash will be 3,690 square feet. The site plan provides for three (3) pay booths and three (3) stacking lanes for vehicles. The proposed site plan complies with the lot coverage and setback requirements of the Motorist Service District as indicated in the attached box score and approval is recommended subject to any comments or recommendations of the City Engineer. 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, the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. For the applicant, will it be open 24 hours?

Mr. Fenton – No, our business hours are 7 a.m. Monday thru Saturday until 8 p.m. Sunday 9 a.m. to 6 p.m. We shut down in the evening.

Mr. McDonald – It is a manned operation, correct?

Mr. Fenton – That is correct, we have an onsite manager that is there at all times. Usually one or two assistants between 4 and 8, part time employees.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Clean Express Auto Wash.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 3,690 SF car wash for property located at 16860 Royalton Road, PPN 396-14-004 zoned Motorist Service.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mayor Perciak – Jason, what is your time line on this?

Mr. Fenton – So, we obviously have a full set of civils, we are about a week away from having our building plans ready. So we will submit and it is about a 4 month build time. If we can get a shovel in the ground in hopefully 3 to 4 weeks, once we get permits then we will be open before the end of the year. Our marketing team will be involved.

Mayor Perciak – You need to let our Police know because you are going to be in and out of there with trucks.

Mr. Fenton – Absolutely and I know our Marketing Team will reach out to you specifically regarding once we get close.

Mr. McDonald - Any other business to come before this Commission this evening? Seeing none, we are adjourned.

Greg McDonald, Chairman

Carol M. Oprea

Carol M. Oprea, Recording Secretary

Approved