

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

July 25, 2019

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, July 25, 2019 at 5:50 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; Brian David; and Edward Pfahl; 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:

CITY OF STRONGSVILLE: Ms. Brill stated that this application is for a lot split of PPN 394-08-003 to create a new development parcel. The site is zoned General Industrial. The new parcel shown on the plat as Parcel D-1 would be 22.45 acres in area and would have more than 1,200 feet of frontage on Foltz Parkway. Parcel D-1 extends approximately 81.12 feet beyond the improved portion of Foltz, therefore a waiver to permit a split without full roadway and utility improvements per Section 1228.01 is required and approval is recommended. Mayor Perciak stated that this would allow access to the lot in the rear so that it can be developed. Mr. Kolick stated that we are splitting this parcel out of our land and it will be joined to CCL and this piece back here is owned by a private individual and we are guaranteeing an easement. There is an easement that goes up from Foltz Parkway right into their parcel. You need the modification because the roadway has to be across the entire frontage. When we extend the roadway out which is our next phase we'll pick up that piece. Mr. McDonald asked what the purpose of splitting the parcel off now was. Mr. Kolick stated that the City is selling it off to CCL. Mr. McDonald asked if CCL was going to build another building there and the Mayor responded that it might be 2 buildings. Ms. Brill stated that from the Engineering Department the plat is in approvable form and Mr. Mikula is here to answer any questions you may have. Mr. Miller stated that there was no report from the Building Department. There was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter.

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. 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 Brill, Recording Secy.

MOTION TO EXCUSE:

Mr. David - Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - I move to excuse Mr. Kaminski 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 27, 2019. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

CITY OF STRONGSVILLE/ Ken Mikula, Agent

- a) Modification for 81.1 feet of land without roadway or utility improvements pursuant to C. O. Section 1228.01(i).
- b) Parcel Split of PPN 394-08-003 located at 17999 Foltz Parkway zoned General Industrial.

Mr. McDonald – Item Number One, City of Strongsville. We will now listen to the Administrative Reports, Ms. Brill.

Ms. Brill – Thank you Mr. Chairman. From the City Planner, the request is for a lot split of PPN 394-08-003 to create a new development parcel. The site is zoned General Industrial. The new parcel shown on the plat as Parcel D-1 would be 22.45 acres in area and would have more than 1,200 feet of frontage on Foltz Parkway. Parcel D-1 extends approximately 81.12 feet beyond the improved portion of Foltz, therefore a waiver to permit a split without full roadway and utility improvements per Section 1228.01 is required and approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

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

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We can act on this matter this evening and it would need to be forwarded to City Council, I think there is a Special Meeting on the 6th and we can add this to it and get it approved.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Modification for 81.1 feet of land without roadway or utility improvements pursuant to C. O. Section 1228.01(i).

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Split of PPN 394-08-003 located at 17999 Foltz Parkway zoned General Industrial.

Mrs. Walker – 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. Oprea

Carol M. Oprea, Recording Secretary

Approved