

# STRONGSVILLE PLANNING COMMISSION

## MINUTES OF MEETING

August 15, 2019

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, August 15, 2019 at 5:30 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, Assistant City Engineer, Lori Daley, Assistant Building Commissioner, Michael Miller, and Fire Department Representative, Randy French.

The following was discussed:

**THE AVENUE AT STRONGSVILLE:** Mrs. Daley stated that this is an 84,000 SF nursing home and rehab center going in the northwest corner of Rockglen, which is the street that goes back for Fieldstone Preserve from Pearl Road. Basically right across the street from Petitti's Garden Center which is just a wooded lot right now. Their building encompasses most of the parcel. They have two drives, one coming off of Rockglen and one coming off of Pearl Road. Parking up front, pick-up for Fire and EMS is going to be out front and they also have some additional parking in the back. Their storm water management, their detention basin is located in the northwest corner of the property. With the City Planner's report, they have their approvals from the Architectural Review Board for the building, the landscaping and the site lighting and they've incorporated the Pearl Road streetscape requirements with the wrought iron fencing and the mounding out front. It also complies with all of the setbacks for Public Facility Zoning so there are no zoning issues with this and they don't need any variances. From Engineering we did have some comments for their engineer and they've submitted revised plans that came in the day before yesterday so we will just have to review those revised plans that came in. They have already received their Army Corp. Permit because there are Wetlands on site that they will be impacting, so they had to pay for mitigation off site which has been done and they have their permit. Just to make the applicant aware which they know what the restrictions are and what their Army Corp. Permit allows with clearing. You can't clear any trees until October 1<sup>st</sup> so they will have to adhere to those. One issue that we are still working with the applicant's engineer and that is on the outlet for their storm water management basin. As shown on the plans, there is a swale that runs through their property and then across adjacent property to the north and that is where they are discharging their basin to through a 24 inch pipe that will outlet close to this property line. We've already been contacted previously by one of the adjacent property owners with concerns about drainage. They came to the Council meeting and had concerns with their driveway and erosion and they really wanted to make sure that this project would not negatively impact them. So we did ask the applicant's engineer if they can look at the possibility of

pipng their detention basin out to the storm sewer that is in Pearl Road and if that couldn't be done then working with some sort of agreement with the neighbor there and as far as I know as of today that hasn't been resolved. Mr. Cohen; I am the President of North Coast Architects, we are the architect for the project. To build on what Lori just shared with you. The storm water detention basin as designed now meets all the requirements that the City of Strongsville has in place. We are putting the water post development back in that same spot that it is going predevelopment but in what is a better situation because it is a controlled run off instead of running naturally and obviously goes in at a slower pace. Plus we have over designed the capacity of the basin even more above what is required by the City in order to provide an extra level of comfort. With that in place we believe that we've done as good neighbors what we need to do, but with the concern that the adjoining neighbor had Mike Catan who we are purchasing the property from and his engineer, had a meeting with Mr. Talon the property owner. They marked up some drawings of some of the things that Mr. Talon would like to see done on his property to what he believes would alleviate the current problem which of course we haven't caused or don't have any part of. We believe that we are going to make it better just by doing our development but with our owner wanting to be a good neighbor he decided that he would look at those things and has agreed that he would indeed do those things that Mr. Talon asked. We have put together a document that we gave Mr. Talon that outlines all those items. Basically it is a dual process that gives us the right to come onto his property and perform the things that are listed that were agreed upon. We have not heard back from him either. We know that it is important to the City but we also don't want him holding us hostage so to speak and taking forever to review and approve this thing. We ask for your consideration when you approve this tonight that there is some time restraint on him to get back to us or if he doesn't that you would approve that based on the submission assuming that it does indeed meet all the requirements by the City and that the engineer would have to sign off on it. This way we have everything lined up, our ducks are in a row with the approval of the drawings ready to submit to the City today. We want to start construction October 1<sup>st</sup> and we are ready to do that and getting your approval tonight is critical in that happening and not having an adverse affect on the project going forward. Mayor Perciak stated that he felt that they needed to add one thing about the bats and what the restrictions are on that. We need to enter that into the minutes also. Atom Flank, CEO, Progressive Quality Care and managing member of Strongsville Health and Rehab Center; This is going to be our 10<sup>th</sup> project from ground up so we have been doing this all throughout Northeast Ohio and we think we are bringing a great product to the City of Strongsville. There are not that many facilities that are all private rooms, private showers, state of the art, great rehab etc. It gives choices to the residents of Strongsville. If they are looking for a product like that, you might not necessarily have many of them, I am not sure if you have them at all but if you do it is very limited and just so that they don't have to go to a different city. We've complied with everything the

City has wanted us to do in terms of design so we have been doing what we have to do. In terms of what we have invested, we have bought, we have about 2.5 million dollars into these nursing beds. These nursing beds are like taxi licenses in New York. There is a limited amount, there is a moratorium on beds in Ohio for the past 30 years to control the Medicaid budget. So there are no beds out there, you have to buy them on the market and transfer them. You do it through a Certificate of Need process. It took us about 8 to 10 months to do this. Nobody has a PO in the City which means, everybody understand that there is a need usually of competitors appealing, nobody appealed it because everybody knows that there is a need for it. There is a need, the Department of Health has gone through the whole procedure and the Director of the Department has actually approved it and they only approve it if they believe there is a need so obviously there is a need based on the projected senior population. Everybody knows that the baby boomers are coming in and in 2020 they are doubling into the system because there is definitely a need. So one we believe we serve the residents; two, we give them a great product. That is from a marketing side. We do have 2.5 million dollars invested in it and this past budget I'm sure that the City have stuff like this, it is supposed to be July 1, they delayed it a little bit but they came up with this new restriction that as of October 17<sup>th</sup> they are pretty much freezing the whole certificate of need process for about 2 years. If we don't start this project October 1 we lose the season and we can't start building when there is snow in northeast Ohio and all of us never know what is going to happen, it could be a great year or not but either way we need to start October 1. It is the whole bats and wetlands and all those permits are interfering with this. The new law that came out says that by October 17<sup>th</sup> you can no longer move the beds. My beds are locked in here and if I don't decide before October 17<sup>th</sup> to file a Certificate of Need to move the beds out, despite all the costs I have in it I pretty much lose this 2.5 million dollars of investment so we will have issues with it also. I know that the other party has issues but we are going to have bigger issues so I don't want to get to that and we are trying to do everything you guys want. This deal was made between, we don't even have to do this deal. He could have cleared his deck way before, nobody told him not to do it. We are doing it for him, getting his trees out. I will do whatever he wants but this is what he said he wanted, it is the final, \$10,000 to \$20,000 I don't have to do just so that he will be happy. We are actually helping him with the water we are not making it worse. I would urge you guys to please vote for it today, that is my request and my hope. Is there any other thing you think we should do please tell us we will be happy to comply. Mr. Kolick stated that we want you to get this in before October 1<sup>st</sup> and I think we can do it. We are on the horns of a dilemma, Council only agreed to rezone this with the promise from the property owner that that gentlemen's water problem was going to be resolved with this. That was a promise that was made to City Council in order to induce it to rezone this for you people to come on here. Until that agreement is at least signed, I'm happy that you are working with him but as of today there still wasn't a signed agreement to take care of that. Now you can

take care of it a couple of different ways, either to get some easement and maybe pipe it under his property, I am not an engineer or you raise the grade and take your drainage down to Pearl but that really needs to be in place and from a construction schedule you can't do anything with those trees, remove them until October 1<sup>st</sup> anyway so even if we wouldn't approve you at tonight's meeting it still gives you time to work this out. Mayor Perciak stated that the trees they are talking about, the building is one thing but the part of Mr. Talon's stuff is stuff that should have been taken care in the Fieldstone situation and I am sure that the developer of that and that is what they are trying to do they are trying to get this resolved. From what I would anticipate would be about a \$10,000 bill which they are willing to do. Talon originally agreed to sign that letter, I spoke to the seller of the property this afternoon and made him aware again, we need that letter so I mean we can incorporate that into this approval but without that letter, we need something here, it's either going to be the letter or do the additional work. I don't know what else to say. Mr. Cohen stated that they believe that in just development itself and creating the storm water detention and controlling the water runoff its helping not just his situation whatever that is but anybody that is up stream is in a better situation because the water is controlled it is not just running freely onto his property. Not to mention that in actuality now ours is the only part of the property that will be impacting him because Fieldstone doesn't run in his direction, that has already gone off and the south piece when the entire development was looked at Don Boehning's Office designed all the utilities for it, they put in a pipe down Rockglen that takes the southern parcel so that doesn't even run onto his property. So, things should already be better than what they were post development and we believe that when our development is done, again the fact that we are designing the system to meet all the standards that the City has in place, that in itself should help him. The things that we are doing on his property are just an added bonus if you will. Mr. Schonhut asked if that was a creek or a swale it drained into. Mrs. Daley stated that it was a swale. Mr. Schonhut stated that they were taking an undeveloped wooded lot with a natural topography flow of water, what is the detention basin output compared to what a normal rainfall would be right now, is it better or worse? Mrs. Daley stated that when it is controlled up to a 50 year storm which they are overdesigning it and it is correct that they didn't need to do that. It will be less water discharged through that pipe then what would naturally flow over there at the same design. Mr. Flank stated that we are making it better, so if he would come back and say now I want you to build me a 10 story hotel there will you guys hold him there until he builds the 10 story hotel? How much responsibility do I have to a problem I didn't create, I am actually helping. Mayor Perciak stated that truthfully it's not his problem. It is Mr. Catan's problem and he has to solve it because, I can't say I am certain that there were pre-existing conditions there but there was some type of agreement there. You don't have to transfer on this if in the event they can't resolve their issues. We don't want to become a part of that issue we just want it engineered correctly and we want you as you move forward with this project

to be able to move forward and one day no matter what this gentlemen says, he is going to do something with his parcel and he'll need you to cooperate with him. I think you've done everything you can, you've reached out, you've got the letter, you've got it all identified correctly and we are waiting for the seller of the property to get back to us on this too. Mr. McDonald stated that we need to listen to the other administrative reports on this. Mr. Miller stated that the plans are in approvable form subject to the following comments which has already been addressed through the Architectural Review Board. All site and /or exterior lighting shall be of the cut-off type or be provided with glare shields so as to not impact the adjacent property. Zero foot candle at the lot line. In your dumpster enclosure that backs up against the building we would require that bollards be installed there so when the garbage trucks are coming in they will not have vehicle impact into your structure. The only other comment we have is the accessible routes and parking shall comply with Accessibility Standard 2009 ICC A117.1 standard. Mr. French stated that from the Fire Department we had talked via e-mail, we conversed back and forth with Mr. Cohen and he made changes, this is the latest plan, I just saw this today. We were looking over it and this is our suggestions and he made the corrections on it that we suggested. He had had 2 private hydrants that he moved to a better placement. He widened some drives for us, he bumped out this turnaround around the front porte ccochere. It is looking good from Fire. The only other thing is that this is fully sprinkler protected and you do have your fire department connection out here at Rockglen. Mr. McDonald asked if the concerns that he had this morning were resolved. Mr. French stated that they had been addressed. Mr. Kolick stated that he hated to see us approve it contingent upon that gentlemen next door because then he can hold them captive. That is the last thing I want to see happen is to make it approved based on him signing an agreement and if he does want you to build a hotel there that is going to block it. I would rather see us let them work on this agreement, table it here for tonight, let them bring in an agreement or come in and tell us that he is being unreasonable and we can't get an agreement. Mayor Perciak asked Mr. Catan what he had heard. Mr. Catan stated that he is a gentleman and a reasonable man. He is not mad about this he is still mad about Fieldstone so the whole mess carries over. I think we've got him convinced to agree to it but he tells Lori something different. Mr. Kolick stated that he did not want to approve it contingent on the neighbor and he knows that and says "I'm going to hold out for the world until it gets done". Mr. Catan stated that even if they take the water somewhere else if somebody comes to Council and says I don't want the water out at Pearl Road then what do we do? Mr. Kolick stated that he could take it out to Pearl Road without causing any problems, right? Mrs. Daley stated that was true that is a public sewer. Mr. Kolick stated that we would be okay with that, I am not worried about that and it isn't like it is moving somewhere else. I think we need to see the agreement get in place. We are not going to hold you up indefinitely, understand this, if he gets ridiculous with it we'll do what we need to do and I think we will still get you in there before that October 1<sup>st</sup> date.

I don't want to do it contingent on him signing an agreement because then we are giving him carte blanche to hold up everything. Mr. Catan stated that they spent 3 hours out there and he admit that the water is a lot better now since Fieldstone. Greg Modic did a nice job explaining how this is going to help him. I threw the caveat of spending some of these guys money putting a couple of plates under his driveway which we really don't have to do. He is not going to have an issue and I am not saying, all of us still have to live here, these guys don't live here. Mr. Flank stated that legally if he doesn't want to do it what's the problem if I am designing it to your specifications? How does he have any right to stop this? Are you guys worried that he will sue you guys? Mr. Kolick stated that he was sure that Mr. Catan would confirm that at the time that we rezoned it that was our promise to this gentlemen on the floor and Council took that as being a promise that they made to him in order to rezone it so that your use could come in that we were going to remedy his problem over there. We are estopped for lack of a better term of now trying to say "Oh we are going to forget about that even though we rezoned it and made that promise to him". We can't really do that. Then we are opening ourselves up but now on the other side, don't get me wrong we are not going to hold this thing up where he gets unreasonable with his request and whatever but I think we should wait, since Mike feels confident that he can get him to sign this agreement. Mr. Catan stated that Mr. Talon was supposed to be her tonight. Mr. Flank stated that the City making us design engineering according to Code and by us over designing it we are addressing the water problem. Mr. Kolick stated that they were to design it according to Code and pursuant to the Ordinance that rezoned it to the Public Facility use. That was all a matter of public record and is out there. Mr. Catan stated that what they designed was going to take care of Mr. Talon's water issues, don't we think so? Mrs. Daley stated that what they've designed is to our Code which reduces the flow. Mr. Kolick stated it reduces the flow but the flow is going onto his property. Mrs. Daley stated that the flow is still going, right, the volume is still there but it is metered. Mr. Flank stated that if we don't do it his water is going to be at this level, if we do do it his water is going to decrease. We are making it better by design. Mr. Kolick stated that he understood what we are trying to do is find something that will resolve everything. We are trying to get that water reduced more and if that means you have to pipe it further or take it down to Pearl then that is what it needs. Mayor Perciak told Mr. Catan that he needed to take care of this. I don't want to hold these people up. Mr. Catan stated that he knew that you guys are frustrated. I think so far the City has tried hard to remedy the whole water thing in Strongsville. Give me a couple of days with this guy. We did spend hours out there and he was very nice. He did say that he was going to look at them and he knew it was urgent. Mayor Perciak stated that we should look at the other side of this whole project, as the Mayor I look at this as a godsend to us. That could be another retail outlet, it could be a bunch of things that are a lot of things that we don't want. This is all single story, it actually looks residential facing Pearl Road and I am pleased with that. So as far as I am concerned I think that today is the day to act and

Mr. Talon is now here so let's get this resolved. Mr. Catan stated that he brought the Commission up to speed and stated that myself and Greg had a pretty good walk of the property. Mr. Talon agreed. Mr. Catan stated that he sent Mr. Talon a document so that he would be more comfortable and that he was just trying to get this thing behind us so we don't all lose our minds. Mr. Kolick asked Mr. Talon if he was okay with the document. Mr. Talon stated that he was going to meet with his attorney tomorrow. We are going to go over it. He stated that he had not made up his mind yet. Mr. Kolick asked if there was something in particular that was still bothering him. Mr. Talon stated that the fact that I went through with the engineer and it appears as though everything is at hand as far as the drainage is concerned but the language of the letter should there be a problem years from now give me no recourse to any type of action to prevent further damage to the property. I have had quite an experience with the Pulte Homes group and I am erring on the cautious side because of what has happened to my property as a result of that. I'm just treading lightly if you will. I am not saying that, it isn't up to me, what difference does it make what I think? Mr. Catan stated that all of us being gentlemen at the Council meeting I promised that we'd make you comfortable. We can only lay in a bed of nails so long. Mr. Talon stated that he knew. Mr. Catan stated that these guys have a lot of investment. They tried to oversize the pond. I think the Pulte thing aggravates you more than my deal. Mr. Talon stated probably. What has me gun shy about it is all the assurances I had from Pulte that did not pan out that well and so I am just being on the cautious side now because I don't want to have another situation. Mr. Catan said right but really all we are addressing is water so from what Pulte did you still have less water right? Mr. Talon stated in areas yes. Mr. Kolick stated that our Engineering Department is telling us with the detention basin here that is going to slow the speed, maybe not the volume but the speed of it because it will only help your parcel with what they are doing will it be a panacea and resolve everything, maybe not, but it is not going to be causing any further harm or damage to your property. Mr. Talon stated that he would hope not. Mr. Catan stated that they just didn't know where to go from here. These guys want to get going, the City wants to work it out and I want to be a gentleman. Mr. Talon stated that he is just being cautious because of the wording of the agreement. If something should happen down the road that should result in the devaluation of my property. I am not saying it will but I will have absolutely no recourse. Mr. Catan stated that it would be hard to get an agreement that somebody indemnifies you forever. Mr. Talon stated that his attorney said that they should be indemnifying him. Mr. Catan asked if we could get it done tomorrow. Mr. Talon stated that he was going to meet with his attorney at 4:30 p.m. My wife is dead set against it. I am trying to convince her. Mr. Schonhut stated that just one more time to be perfectly clear, you are confident that whatever is discharging out of here will come at a slower rate than what it currently does. Mrs. Daley stated that she was confident. Mr. McDonald stated that he believed that the Commission could act on this matter tonight. Mr. Kolick stated that the Commission could act on it subject to

Engineering and just leave it at that, not necessarily the agreement gets in place but Mr. Talon can coordinate with our Engineering Department and let them know between you and Mike Catan when you have your item resolved or whatever. It gives us some mode of protection plus not holding you guys hostage. Mayor Perciak stated that the other side of it any type of agreement has to be reasonable and if it isn't deemed reasonable and in all fairness to you John, you can't get something indemnified indefinitely and your lawyer will tell you the same thing. What we want to be here is reasonable and we would hope you would be and at the same token we have to extend that same reasonableness here to people that want to go in and have a right to do it according to our Code and we have to follow the law. Mr. McDonald stated that it would still need approval from Council. Mr. Schonhut stated that it did not. Mr. Kolick stated that it would go to Council because it is zoned Public Facility. The next Council Meeting is September 2<sup>nd</sup>. That will give us between now and September 2<sup>nd</sup> and 3<sup>rd</sup> to work this out any way so we can keep the process moving and then you guys just need to get this worked out between now and September 2<sup>nd</sup>. Mayor Perciak stated that there was one last thing, we have to do that little split there too, the parcel that you are retaining.

**ALL AROUND CHILDREN:** Mrs. Daley stated that this is a small addition to the All Around Children Day Care that is the one that is at the center of town behind the CVS at Pearl and Rt. 82. It is basically just a 2 story 2,000 SF on each story addition of the south so they are going to be bumping into their existing playground area. It is all mostly hard surface right now. From the City Planner they still meet all the zoning requirements and setbacks. There is no change to their parking or their lighting so he was good with everything. From Engineering it is in approvable form, we just ask that when they come in for their building permit that they include a grading plan that just spots grades on that. Mr. Miller stated that from the Building Department it is in approvable form. The new sidewalk that is being installed around the addition has to comply with the accessibility standard. Mayor Perciak stated that this is a good problem to have that you are doing an addition. Mr. French stated from the Fire Department it is in approvable form. The applicant states that the fire sprinkler and fire alarm will also be extended into this new addition. Mr. Kolick stated that the Commission could act on Item a, Item b should be made subject to Engineering, Building and Fire.

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.  
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 Mr. Kaminski for just cause.

Mrs. Walker – 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.

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 July 25, 2019. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**THE AVENUE AT STRONGSVILLE/ Marc Cohen, Agent**

Site Plan approval for an 84,279 SF nursing home to be located at 18936 Pearl Road, PPN 394-31-004 zoned Public Facility. *\*ARB Favorable Recommendation 7-9-19.*

Mr. McDonald – Item Number One, The Avenue at Strongsville, please step forward and state your name and address for the record.

Mr. Cohen – Mark Cohen, President, Northcoast Architects, 23215 Commerce Park, Suite 316, 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 building materials, landscaping provisions and site lighting have been approved by the Architectural Review Board. The landscape plan complies with the Pearl Road streetscape requirements and the site plan complies with the minimum zoning requirements of the Public Facility District and approval is recommended. From Engineering at this time revised plans have been submitted to the Engineering Department and are under review. The applicant has received their Army Corp. Permit and as they are aware there are restrictions for clearing trees under that permit so no trees over 3 inches in diameter can be cut down between April 1<sup>st</sup> and September 30<sup>th</sup>. As discussed in length in Caucus, we just ask that the applicant work with the adjacent property owner on the drainage before this goes to City Council. 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; all site and/or exterior lighting shall be of the cutoff type or be provided with glare shields when facing adjacent residential properties with candle measurement at lot line shall be 0 foot candles. Bollards shall be installed with the dumpster enclosure to protect the main structure from impact and accessible routes and parking shall comply with the 2009 ICC A117.01 Accessibility Standard. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, the applicant has made changes to the plans that were suggested by the Fire Department for better vehicle access around his building to serve the building for emergency purposes. This plan as submitted now is approvable to Fire. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Per the applicant, if approved here tonight you would proceed to City Council on September 3<sup>rd</sup>. Monday is Labor Day so it would be the next Tuesday. You have between now and then to keep us advised as to your progress on working out the last drainage issue so that we can get you going forward. Any approval tonight needs to be made subject to Engineering and Building Department reports as read here this evening including the storm drainage situation involving the property to the north. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval for an 84,279 SF nursing home to be located at 18936 Pearl Road, subject to the reports of the Engineering and Building Departments as read here this evening.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**ALL AROUND CHILDREN/ Tony Cerny, Agent**

a) Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(D) to permit All Around Children Daycare to add a 2,072 SF addition for the day care facility located at 13777 Pearl Road, PPN 396-17-111 zoned General Business.

b) Site Plan approval for a two story 2,072 SF per floor addition to the current All Around Children Day Care located at 13895 Pearl Road, PPN 396-17-111 zoned General Business. *\*ARB Favorable Recommendation 7-23-19.*

Mr. McDonald – Item Number Two, All Around Children, please step forward and state your name and address for the record.

Mr. Cerny – Tony Cerny, Architectural Design Studios, 620 East Smith Road, Medina, 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 building and parking layout complies with all the minimum setback requirements in a General Business Zoning District. There are no changes to the existing parking or site lighting and the site plan conforms with the State Requirements for outdoor play areas and approval is recommended. From Engineering the plans are in approvable form subject to a grading plan being submitted before permit issuance. 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; accessible routes at the new concrete walk shall comply with 2009 ICC A117.01 Accessibility Standard. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, the applicant has stated that the Fire Protection Systems, both sprinkler and fire alarm will be extended fully into this addition also and it is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We are in a position to act on it. If you do approve Item b it should be made subject to Engineering, Building and Fire reports as read this evening. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(D) to permit All Around Children Daycare to add a 2,072 SF addition for the day care facility located at 13777 Pearl Road, PPN 396-17-111 zoned General Business.

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 Site Plan approval for a two story 2,072 SF per floor addition to the current All Around Children Day Care located at 13895 Pearl Road, PPN 396-17-111 zoned General Business subject to the reports of the Engineering, Building and Fire Departments.

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.

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Greg McDonald, Chairman

*Carol M. Brill*  
Carol M. Brill, Recording Secretary

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Approved