

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

September 23, 2021

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, May 27, 2021 at 5:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; Edward Pfahl; Brian David and Kim Veris; City Council Representative, Matthew Schonhut; Mayor Thomas Perciak; Administration: Assistant Law Director, Daniel Kolick; and Assistant Engineer, Lori Daley.

The following was discussed:

DIVERSE DEVELOPMENT: Mrs. Daley stated that this application is for Chipotle. They are going into the old Panera building on Rt. 82. They are just going to occupy a portion on the eastern side so not the entire building. They are going to put in a patio in the back and also they are going to have a pickup window, it is not a drive-thru window, it's just a pickup window so if you order online or on the app you just pull in pick up the order and go on. I was talking to the applicant yesterday and if the order is not ready they are going to have spaces designated on the north side of the parking lot that they can pull off so that way it doesn't back anybody up there. No menu boards or anything like that no ordering at the window so there shouldn't be any issues. The City Planner had no problems with anything. They have the bollards that they need for the patio. They have ample parking so he had no issues with this and from Engineering it is in approvable form. From the Building Department the plans are in approvable form. From the Fire Department there needs to be a knox box added to the building. Mr. Kolick stated that the traffic coming from the driveway in front of the shopping center goes around the building. Is that what they are doing for pickup? I know obviously coming in from Rt. 82 but you are not making a left from Rt. 82 into there. Mrs. Daley stated that it would be coming into the front, crossing across the front of the building and then on the east side is where their window is. Mr. Kolick stated that they are going south and then back east again and then around the building. Mrs. Daley stated that if that is the drive that they come in through. There is another curb cut right in front that you can pull into as well so they really could come from either direction. Mr. Kolick stated that the Commission was in a position to act on this matter this evening. Mr. McDonald asked if there was any indication of what the other half of the building was going to be. The applicant stated that they did not know at this time. Mr. McDonalds stated that he assumed it would be another restaurant. Mr. Hicks stated that the intention is not to have another restaurant, we could, actually it was a restaurant before but we are trying to market the other space to a non-restaurant use just for parking purposes to keep Chipotle happy.

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. Schonhut
Mr. David

Also Present: Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.

Carol Brill, Recording Secy.

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of September 9, 2021. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

DIVERSE DEVELOPMENT/ Ken Hicks, Agent

- a) Conditional Use Permit pursuant to C. O. Sections 1258.04(c)(4) and 1242.07(b) to allow Chipotle to utilize approximately 542 SF as an outdoor patio with a maximum seating of 22 for property located at 17090 Royalton Road, PPN 396-14-016 zoned Shopping Center.
- b) Site Plan approval for a 542 SF outdoor patio, 230 SF building expansion and 78 SF pick-up window addition for 17090 Royalton Road, PPN 396-14-016 zoned Shopping Center.

Mr. McDonald – Item Number One, Diverse Development. Anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Hicks – Ken Hicks, 1428 Albon Road, Holland, Ohio 43528. We are currently under contract to purchase the property and redevelop it into a two-tenant building, the former Panera. We look to develop the project some time in 2022 and deliver the summer of 2022.

Mr. McDonald – Is there anyone else that wishes to speak in favor?

Mr. Wilson – Matt Wilson with Anchor Cleveland a commercial real estate brokerage company, 30106 Bonnieview Drive, Wickliffe, Ohio 44092.

Mr. McDonald – Thank you, is there anyone else who would like to speak in favor or against? Seeing and hearing none I declare the Public Hearing closed and we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposed building addition for the restaurant is 230 SF in area with a new pickup window addition of 78 SF. There is adequate onsite stacking area for cars queuing up for the pickup window. The outdoor seating area is located at the northeast corner of the building, it is fenced and includes protective bollards. There are no proposed changes to the site access or parking. There is adequate parking and approval of both the site plan and the Conditional Use Permit is recommended. From Engineering, the plans are in approvable form, just to note; the pickup window is for online orders only. There will be no ordering at the window or menu boards posted. The applicant has indicated that there will be parking spaces on the north end for people picking up if their order is not ready from the pickup window. That will alleviate any problems there with backing up at that window. From the Building Department it is in approvable form subject to a review in accordance with the Ohio Building Code. From the Fire Department it would like a Knox box. Thank you.

Mr. McDonald – Thank you. Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You can act on it. Thank you.

Mr. McDonald – Are there any questions or comments? I would entertain a motion for Diverse Development.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.04(c)(4) and 1242.07(b) to allow Chipotle to utilize approximately 542 SF as an outdoor patio with a maximum seating of 22 for property located at 17090 Royalton Road, PPN 396-14-016 zoned Shopping Center.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

Mr. McDonald

All Ayes

Mr. David – I move to give favorable consideration for Site Plan approval for a 542 SF outdoor patio, 230 SF building expansion and 78 SF pick-up window addition for 17090 Royalton Road, PPN 396-14-016 zoned Shopping Center.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

Mr. McDonald

All Ayes

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. Oprea, Recording Secretary

Approved