

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

September 8, 2022

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, September 8, 2022 at 5:50 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Edward Pfahl; Michael Polo and Kim Veris; City Council Representative, James Kaminski; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; and Building Commissioner, Michael Miller.

The following was discussed:

CHIEFFALO'S AUTO REPAIR, LLC: Mrs. Daley stated that this application is for a new build on a vacant parcel on Pearl Road at the south end just south of Sergeant Cleans so it is actually between Stg. Clean then the property that Cleveland Water Department owns. They plan to put in a new auto repair center there. The City Planner had no issues with any of their setbacks. This is zoned General Business. The only area where it is not conforming is the lot width so they are required to have 150-foot frontage where they currently have 96-foot frontage. This has to go for a variance to the BZA for the lot width. From Engineering I did receive the plans and those are under review going back to their engineer with any comments. Mr. Miller stated that from the Building Department there is no report, it is in approvable form. Mr. Kolick stated that we will hold the Conditional Use Permit tonight, the Public Hearing on it because it was posted but you will need to table that since you can't act on it until their site plan is going to be in conformance with the zoning code. So, "a" should be tabled and "b" you will need to deny so that they can go to the BZA for the lot width variance that they require.

CAMILLE, MAZEN, SANNA AND Wafa DAKDOUK: Mrs. Daley stated that this is a lot split on Bowman Drive. It's a large parcel right now that just has a single residence on it. They are going to create two parcels, one for the house that is on there right now and then a larger piece that will be a vacant lot that they can sell and build on in the future. From the City Planner both of the lots will comply with the R1-75 zoning district and from Engineering it is in approvable form. Mr. Miller stated that there was no report from the Building Department. Mr. Kolick stated that the Commission was in a position to act on this matter.

LEDGEWOOD HOA: Mrs. Daley stated that this is for the HOA in LedgeWOOD and the recreation plan. They would like to remove two of the existing tennis courts that are in disrepair and just create a flat grassy green space for picnic area. Their original plan, they did have in there possibly putting in a curb cut and a curb ramp across the street and they decided not to do that, which we are in agreement with from Engineering to not

do it because it is a mid-block crossing, so just wanted to let you know that they are not planning to do that. I believe that they are going to be resurfacing some of the basketball courts and replacing the hoops. From the City Planner it is in approvable form and from Engineering there is no report. Mr. Miller stated that from the Building Department there is no report. Mr. Kolick stated that the Commission has the authority to approve an alteration in the recreation plans. The Code just provides that as long as you feel that it serves the recreational needs of the subdivision and those who reside in it, and it does not constitute a significant reduction in the nature and scope of the recreational facilities you have the authority to grant the approval of it. You can address those issues with the applicant and they can explain why they want to change things.

ORDINANCE 2022-123: Mr. Kolick stated that this is the corner parcel at Falling Water and Rt. 82 which has the Quick Med on it now, I think it was Kaiser way back when. They are requesting a changeover to General Business which will give them more user permits, the other areas around it are zoned General Business or Shopping Center so they would be consistent with the other uses. Just so they'll have a bigger pool of tenants to rent to because General Business permits many more things that Public Facility does not. So they are looking for a recommendation to City Council.

ORDINANCE 2022-122: Mr. Kolick stated that this came to you as a request of the Board of Zoning Appeals. With Covid and all hitting they were getting a lot of requests for concrete patio extensions, gazebos and other outside uses. The Code didn't permit, if you had a shed you couldn't do any of those things so this would allow them to have a unenclosed structure like a patio or a gazebo, a trellis or whatever else. So this would permit both of those without having to go for a variance. It also changed the setbacks, the setbacks for patios and decks and so forth were 14 feet into the rear yard setback, now they are permitted to go, if this ordinance gets approved, they could go up to 5 feet to the property on a single-family lot and up to 10 feet in a cluster area. The other thing we added so that no one came in and thought they could just concrete the whole back yard, they were limited in impervious surface, that is that Item "f" you'll see in here to 50% of the designated rear yard. Those are the changes in the Code. As a practical matter, the BZA has been granting I'd say close to 100% of these now because they really are not impacting anybody because they are not enclosed structures like sheds would have different regulations. Mr. McDonald asked if this has anything to do with the shipping containers that we talked about. Mr. Kolick stated that it did not but that one I think is going to come back to you because the last thing I saw is Council requested a modification from a prohibition on it. They are going to be looking for your recommendation on the modification. If you still feel that it should be prohibited then you will just vote down the modifications that they are requesting. If you are okay with it then you will give it a favorable recommendation. But Council had to amend the

ordinance, send it back to you, because its not a minor change, it is a substantial change.

The meeting was called to order at 6:00 PM by the Chairman, Mr. McDonald.

Roll Call:

Members Present: Mr. McDonald
Mr. Pfahl
Mr. Veris
Mr. Kaminski
Mr. Polo

Also Present: Mr. Miller, Asst. Bldg. Com.
Mrs. Daley, Asst. 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 Mayor Perciak for just cause.

Mr. Pfahl – 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 21, 2022. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

CHIEFFALO'S AUTO REPAIR, LLC./ Matt Parnell, Agent

- a) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(F) and 1242.07 to allow Chieffalo's Auto Repair to build a 3,715 SF Auto Service Center for property located at 18670 Pearl Road, PPN 394-26-006 zoned General Business.

- b) Site Plan approval of a 3,715 SF Auto Repair Center for property located at 18670 Pearl Road, PPN 394-26-006 zoned General Business. *ARB Favorable Recommendation 7-20-21.*

Mr. McDonald – Item Number One, Chieffalo's Auto Repair LLC, anyone wishing to speak in favor of this please step forward and state your name and address for the record.

Mr. Chieffalo – Sam Chieffalo, 17072 Hawks Lookout Lane, Strongsville. I have been in business for about four and a half years, pretty proud of it. Started with one customer and now I have over 1,600 so I decided instead of renting it would behoove me in the future to actually own a building and have something to retire with. So we started this process about 2 years ago and found the property on Pearl Road. Met with the Building Department at the City and was told that it looked like it would be a good use for the property. I went forward with everything and it's a great location that I want to be in because its residential everywhere and I think it would give my business a chance to grow more. My wife owns a business in Strongsville, she puts eyelashes on. So we both live in Strongsville, we moved here about 12 years ago, love the City. I love the restaurants, my one concern out of everything was in the first meeting the property was said to be a great fit for what I want to do, so I went ahead and bought the land. So now I am about \$75,000.00 into this project now and hoping that my fellow residents are okay with another building going up and the variance with the property, I hope it is not a big issue because I want to come over to this side of Strongsville, I am on West 130th and Rt. 82, it's a good location but I feel like I am on the outskirts of Strongsville and I would like to be more where the City center is, I think. Plus I am closer to restaurants.

Mr. McDonald – Are you still going to have the U-Haul?

Mr. Chieffalo – If I that is allowed I would like to.

Mr. Kolick – Mr. Chairman, a U-Haul business is not allowed on this site. I was going to bring that up because in the initial application he requested U-Haul storage. You can't run it, you can do all your auto repairs as long as they are interior but you can't have a U-Haul business at this site, the Code doesn't permit it.

Mr. Chieffalo – Oh okay.

Mr. McDonald – I appreciate you talking a little bit about it. Let's continue the Public Hearing. Is there anyone else wishing to speak in favor of this issue? Is there anyone wishing to speak against it? Seeing none we will consider the Public Hearing closed and we will go to our Administrative reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the building and parking comply with the setback requirements for the General Business Zoning District. The site plan indicates compliance with the minimum parking requirement. Although the subject site is a legal lot of record, it is only 96.27 feet wide. The Code minimum lot width in General Business District is 150 feet, therefore a variance will be required. From Engineering the plans are under review and I will work with the applicant's engineer to get those into compliance. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the site plan is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We are not in a position to approve the Conditional Use tonight but you will need to table it for now so hopefully if he receives the variance from the BZA he can come back before the Planning Commission at that point but you will need to deny the site plan so he can request a variance with the BZA. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, we will table the Conditional Use Permit and I would entertain a motion for Chieffalo's Auto Repair LLC site plan.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 3,715 SF Auto Repair Center for property located at 18670 Pearl Road, PPN 394-26-006 zoned General Business.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

NEW APPLICATIONS:

CAMILLE, MAZEN, SANNA AND WAFA DAKDOUK/ Mazen Dakdouk, Agent

Parcel Split of PPN 393-36-004 located at 19850 Bowman Drive, zoned R1-75.

Mr. Kolick – We have to determine why the applicant was not here tonight for the parcel split. If the Commission doesn't have any questions for the applicant or problems with what they are doing, if you would I would suggest you table it but if you don't and are clear with what they have and don't have a problem with it why don't you act on it.

Mr. McDonald – Were they made aware that they were supposed to be here?

Ms. Brill – Yes

Mr. McDonald – I would like to table it. I would like to hear what they are going to do with both the lots.

LEDGEWOOD HOA/ Brooke Whitkofski, Agent

Revised Recreation Plan for the LedgeWood Homeowner's Association removing two of the existing tennis courts and creating a flat grassy greenspace and picnic area.

Mr. McDonald – Item Number Three, LedgeWood HOA, please step forward and state your name and address for the record.

Ms. Whitkofski – Brooke Whitkofski, 12279 Moss Ridge Circle.

Mr. Taco – Ken Taco, 17033 Ridge Creek.

Ms. Whitkofski – We are representing the LedgeWood Homeowners Association as volunteers of the Board, President and Common Ground Trustee. For almost three years this park has been sort of in disrepair in the development. Covid happened, contractor issues happened, and finally we are at a point where we would like to move forward with making the changes presented in the proposal.

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 modifications to the recreation facilities appears to be reasonable and appropriate. There do not appear to be any planning or zoning related issues with this application and approval is recommended. From Engineering there is no report. 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. I think their application shows why they want to make the changes and cost and all that so you are in a position to act on this under the Code. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Ledgewood Homeowners Association.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Revised Recreation Plan for the Ledgewood Homeowner's Association removing two of the existing tennis courts and creating a flat grassy greenspace and picnic area all consistent with their application.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE 2022-123:

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 17406 Royalton Road (PPN 396-12-028) in the City of Strongsville from PF (Public Facility) Classification to GB (General Business) Classification.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – As I noted in Caucus, this is the parcel on the corner of Falling Water and Rt. 82. The request is to rezone from Public Facility use to General Business which would permit more commercial uses than permitted under Public Facility. Council is just looking for a recommendation. Thank you.

Mr. McDonald – Ordinance No. 2022-123. 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 17406 Royalton Road (PPN 396-12-028) in the City of Strongsville from PF (Public Facility) Classification to GB (General Business) Classification.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - Move to give favorable consideration for Ordinance No. 2022-123.

Mr. Pfahl – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

ORDINANCE 2022-122:

An Ordinance Amending Sections 1252.15, 1252.16 and 1252.18 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville concerning Accessory Buildings and Projections into yards in Residential Districts.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – This Ordinance will allow additional accessory uses as long as they are unenclosed and it also allows those unenclosed structure to be closer to the lot lines than permitted for a building with roof and sides on it. It also limits the maximum amount of impervious area permitted in the rear yard. Council is looking for a recommendation.

Mr. McDonald – Ordinance No 2022-122An Ordinance Amending Sections 1252.15, 1252.16 and 1252.18 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville concerning Accessory Buildings and Projections into yards in Residential Districts.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - Move to give favorable consideration for Ordinance No. 2022-122

Mr. Pfahl – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: 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. Brill
Carol M. Brill, Recording Secretary

Approved