

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

September 9, 2021

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, September 9, 2021 at 5:50 p.m.**

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

The Mayor swore in Brian David for another 4 year term.

The following was discussed:

FREDDY'S FROZEN CUSTARD: Mr. Mikula stated that this application is for revisions to the previously approved site plan. The major changes include; elimination of the second ordering lane for the drive-thru; reduction in the number of outdoor seats from 60 to 48 and reduction in the number of parking spaces from 56 to 49. The building footprint remains unchanged. The single drive-thru lane still appears to provide adequate stacking capacity for the facility. From the City Planner approval of the revised site plan is recommended. From Engineering the plans are in approvable form. Mr. Kolick stated we met with the Fire Department this morning and they had no problems with anything and you are in a position to act on this, it is mainly removing a lane and there will not be any stacking problems given how far back that building sits. Our Planning Director was fine with everything.

ADAM T. RACE: Mr. Mikula stated that this application is for a lot consolidation. The applicant proposes to combine Sublots 103 and 104 into a single parcel. Both lots are zoned PDA-2. The resulting lot would be just over 1 acre in area and would have a lot width of approximately 200 feet. From the City Planner approval is recommended subject to any comments of the City Engineer. From the Engineering Department the plat is in approvable form. Mr. Kolick stated again we are in a position to act on this. This came up through the Board of Zoning Appeals when they came in and asked for a variance for a swimming pool and we realized that this lot cuts right through the middle of the house as it is now so basically this cleans up an issue that we have now. Mr. McDonald stated that when he looked at this this morning this probably should have been done 20 years ago. It is really just housekeeping.

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
Mayor Perciak

Also Present:

Mr. Mikula, City Engineer
Mr. Kolick, Asst. Law Dir.

Carol Brill, Recording Secy.

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 22, 2021. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

FREDDY’S FROZEN CUSTARD/ Dominic Gatta, Agent

Revised Site Plan to remove one of the previously approved drive-thru lanes for Freddy’s Frozen Custard & Steakburgers restaurant, property located at 12380 Pearl Road, PPN 392-28-011 zoned Restaurant Recreational Services.

Mr. McDonald – Item Number One, Freddy’s Frozen Custard, please step forward and state your name and address for the record.

Mr. Gatta – Dominic Gatta, 325 Hogarth, Niles, Ohio.

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

Mr. Mikula – Thank you Mr. Chairman. This application is for the revision to the previously approved site plan. The major change is the elimination of the second drive-thru lane. The single drive-thru lane still appears to provide adequate stacking capacity for the facility. From the City Planner approval of the revised site plan is recommended. From Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. The Building Department also says that the plans are in approvable form. You are in a position to act on this. Thank you.

Mr. McDonald – Are there any questions from the members?

Mayor Perciak – When are you finally going to get it done?

Mr. Gatta – We are hoping for the end of October. We ordered a couple of things, I tried to save and was not able to save and there were lead times with construction materials right now and getting labor has impacted our progress but we are looking for the end of October, that is kind of our goal, maybe the last week or worst case the first week of November.

Mr. McDonald – Is this change simply a function of budget?

Mr. Gatta – A little bit, there are some longer lead time items that we didn't anticipate. A couple specialty breakers which doubled and tripled in price. A lot of supply chain issues but we are working through them.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Freddy's Frozen Custard.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Revised Site Plan to remove one of the previously approved drive-thru lanes for Freddy's Frozen Custard & Steakburgers

restaurant, property located at 12380 Pearl Road, PPN 392-28-011 zoned Restaurant Recreational Services.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

ADAM T. RACE/ Elizabeth Goodwin, Agent

Parcel Consolidation of PPN's 396-05-016 and 017 located at 11742 The Bluffs, zoned PDA-2.

Mr. McDonald – Item Number Two, Adam T. Race, please step forward and state your name and address for the record.

Mr. Race – Adam Race, 11742 The Bluffs.

Ms. Goodwin – Elizabeth Goodwin, 11742 The Bluffs.

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

Mr. Mikula – Thank you Mr. Chairman. The applicant proposes to combine Sublots 103 and 104 into a single parcel. Both lots are zoned PDA-2. From the City Planner approval is recommended subject to any comments of the City Engineer. From Engineering the plans are 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 this. If approved the applicant needs to get back on the BZA Agenda, so if you would contact the BZA Secretary afterwards. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Consolidation of PPN's 396-05-016 and 017 located at 11742 The Bluffs, zoned PDA-2.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. Kolick – Mr. Chairman, the record should reflect that Item 3 was removed at the request of the Applicant. We are still awaiting an e-mail from him but I talked with him myself by phone.

Mr. McDonald – Item 3 being Shenandoah LLC parcel consolidation was removed at the applicant's request. Is there 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