

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 5, 2017

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, October 5, 2017 at 7:30 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; Brian David; and Edward Pfahl; Mayor Thomas P. Perciak; City Council Representative, Michael Daymut; Administration: Assistant Law Director, Daniel Kolick, Assistant City Engineer, Lori Daley, Building Commissioner, Tony Biondillo, and Fire Department Representative, Randy French.

The following was discussed:

CENTERLINE CARSTAR COLLISION: Mrs. Daley stated that this application is for the parking expansion out front that encroaches into the right-of-way for Pearl Road up at the north end, it has some irregular right-of-way. They did go to the BZA and they got their variance so with that variance the City Planner is good with it. From Engineering it is in approvable form. Mr. Biondillo stated that the plans are in approvable form. Mr. French stated that from Fire there is no report. Mr. Kolick stated that we have a License Agreement with the City that he has executed and it just has to be subject to City Council approving that License Agreement.

SOUTHPARK MALL LLC: Mrs. Daley stated that this application is just a split and consolidation that again had to go to the BZA for setback variances. There were a number of variances and they did get all their variances granted and with that the City Planner is good. From Engineering it is in approvable form subject to the necessary cross easements and just to note that no new curb cuts on Howe Road are going to be permitted or any signage on Howe Road. Mr. Biondillo stated that there was no report from the Building Department. Mr. French stated that there was no report from Fire. Mr. Kolick stated that this would be subject, to the amenities. We've already worked out the language and the agreements. They can't be filed until there is a transfer of ownership, it would be subject to the filing of the cross easement for utilities, ingress, egress and parking as approved by the Law Department. Those also include the prohibition against the curb cut and the signage. That does not need to be a part of your motion.

CLAUDIO GAGLIARDI: Mrs. Daley stated that this application is for the pole barn on a piece of property that is off of Whitney Road, adjacent to I-71. Just to clean up everything that they have back there. They are putting in a pole barn so they can store everything inside. This again needed variances, they did receive those variances. Tony has the ARB approval and contingencies but one of them was the masonry wall against that back line which is up against the apartments. From Engineering it is in approvable

form subject to a review for the design for that wall just to make sure there is no drainage issues there. Mr. Biondillo stated that from the Building Department, we discussed this with Mr. Gagliardi and have been working for some time now on the property and hoping to get this storage facility approved. Some of the conditions from the Board of Zoning Code Appeals are that the storage materials, supplies and equipment will be stored inside the building. There must be a concrete driveway all the way from Whitney Road back to the building itself. There are two existing storage buildings on site that will come down once this is constructed. The masonry wall required as Lori spoke about and at least one of the trailers must be removed. Other than that it is in approvable form. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that it should be made subject to the Building and Engineering reports as read here tonight.

TESLA MOTORS ELECTRIC CAR SUPERCHARGER STATION: Mrs. Daley stated that this application is going in at Sheetz up at the north end of town at Whitney and Pearl Road. They are going to be putting them in these existing parking spaces at the rear of the building there and then their transformers will be located within the grassed area. Mayor Perciak asked what kind of demand there was for this. Mr. Biondillo stated that he believed that it is spreading across the Country. We actually have some charging stations for the other non-Tesla vehicles at Walmart. Some of the other shopping centers they are talking about putting them into like the Mall now so they anticipate that this is going to continue to grow. Mayor Perciak stated that Ford is going into that. Mr. McDonald stated that apparently Tesla is proprietary so these are proprietary and exclusively for Tesla. Mr. Biondillo stated that they get to recharge free of charge if you own a Tesla, this is part of the sales agreement. Mr. Kolick stated that he felt they were trying to create the market by having them come over here and saying okay, you can get off of the Turnpike and you can charge up. They are trying to make a market for themselves by telling people that they are so convenient to recharge. Mr. McDonald stated that they were saying that you can only get about 240 miles out of a charge. Mayor Perciak stated that it takes 45 minutes to charge. Mr. Daymut stated that they did not use showrooms. Do they have any in the Cleveland area? Mr. Biondillo stated that he thought that there were 3 of them but not in Strongsville. Their performance is unbelievable. As Lori said, the fueling stations are going over here. The actual transformer and the power distribution are back here. We are going to make sure that those are properly protected with bollards. The charging stations themselves have integral bollards built within them and all this is is just a plug. You have to fully engage the plug into the vehicle before the power even begins to transfer. It is a fairly safe operation. They have bollards incorporated into the signage between these as well. Other than that it is an electrical installation basically. Mr. French stated that from the Fire Department there is no report except for our Building Department brothers, they

are enforcing National Electrical Code and they have an article, 625 the deals exclusively with these electric vehicle charging system stations and so they are handling that. Our protection is good. Mr. Kolick stated that we can act on it tonight subject to Building.

AT & T: Mrs. Daley stated that this application is for an above ground cabinet over by Chesnut Lake Apartments off Whitney Road. This is back in a private easement. There is already a concrete pad, it is off the drive with a couple of existing cabinets that are there so they are just adding to it. No issues from the City Planner and from Engineering the only thing we ask, it looks like there is some conduit work going in on Whitney that if there are any aprons that are disturbed that they are replaced in full. Mr. Biondillo stated that there is no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that we have reviewed and do have the private easement in place. We are okay with that so any approval should be made subject to Engineering.

ORDINANCE NO. 2017-168: Mr. Daymut stated that this applies to AT & T's application that is in front of us. What this is basically doing is changing the fee structure and trying to streamline the operation that we have at the City for the approval of this. We have an annual fee of I believe \$200.00 for inspections and that will be eliminated but any new one will be \$500.00 application and \$1,000.00 for a new installation and if for some reason as with AT & T's case, they put a new cabinet in, if it is just a minor modification then we are turning it over to the Building Department because they have the expertise in there to get the approvals for that. Mr. Biondillo stated that every time one of these comes in we have them do a structural analysis of the tower and provide us a report that the additional antenna array or any equipment that they are putting on the tower will support the tower. We require a third party inspection report for the attachment of any of the equipment to the tower that is done properly and then we are there onsite during the installation of any equipment. Most of this equipment is electronic circuitry, very low electrical demands and all of them generally have a backup as well. They have to come in and we still do our overall review for Ohio Building Code compliance and National Electrical Code compliance. We will streamline the process rather than running all of these through the Planning Commission because right now, they usually change out since the technology changes so quickly. It is almost every 3 years that they are changing out their antennas. Mr. Daymut stated that it is sufficient and still accomplishes what we want to accomplish here in the City, make sure that safety is enforced. I would ask for a favorable recommendation to take back to Council.

The meeting was called to order at 8:00 PM by the Chairman, Mr. McDonald.

Roll Call:

Members Present: Mr. McDonald

Mrs. Walker
Mr. Pfahl
Mr. Daymut
Mr. David
Mayor Perciak

Also Present:

Mr. Biondillo, Bldg. Com.
Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.
Mr. French, Fire Dept. Rep,
Carol Oprea, 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 September 7, 2017. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

CENTERLINE CARSTAR COLLISION/ Paul Struhar, Principal

Site Plan approval of a parking lot addition for property located at 8000 Pearl Road, PPN 395-05-016 zoned Commercial Service. **BZA Variance Granted 8-23-17.*

Mr. McDonald – Item Number One, Centerline Carstar Collision, please step forward and state your name and address for the record.

Mr. Struhar – Paul Struhar 8000 Pearl Road, Strongsville.

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 Board of Zoning Appeals has granted the required variances and with that the proposed plan now conforms to the Zoning Code and approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

Mr. Biondillo – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. This is on City owned land so there is a License Agreement which is required. If approval is forthcoming tonight it needs to be made subject to City Council approving that Licensing Agreement which has already been executed by Mr. Struhar.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a parking lot addition for property located at 8000 Pearl Road, PPN 395-05-016 zoned Commercial Service subject to City Council's approval of the License Agreement.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

SOUTHPARK MALL, LLC/ Kenneth Fisher, Agent

Parcel split and consolidation of PPN 396-24-011 and 013 for property located at 16761 Southpark Center zoned General Business and Shopping Center.

Mr. McDonald – Item Number Two, Southpark Mall LLC, please step forward and state your name and address for the record.

Mr. Fisher – Kenneth Fisher, Attorney for Southpark Mall LLC, 2100 Terminal Tower, Cleveland, 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 lot split required numerous variances that were granted by the Board of Zoning Appeals. The approval should include the requirement for a deed restriction prohibiting a separate curb cut for the parcel onto Howe Road. From Engineering the plat is in approvable form subject to the cross easements for ingress/egress, parking and utilities. Also, just to note along with on curb cut also no additional signage will be permitted on Howe Road. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

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

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We have met with the applicant. We have an agreement on the filing of the cross easement for utility, ingress/egress, parking and it also prohibits any curb cut and signage on Howe Road. That won't be filed until after the transfer is done but any approval tonight has to be made subject to that requirement of the cross easement.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel split and consolidation of PPN 396-24-011 and 013 for property located at 16761 Southpark Center zoned General Business and Shopping Center subject to approval of the cross easements.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

CLAUDIO GAGLIARDI/ Claudio Gagliardi, Principal

Site Plan approval of a 30' X 50' pole barn for property located at 17043 Whitney Road, PPN 395-20-004 zoned General Business.

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

Mr. Gagliardi – Claudio Gagliardi, 6735 Canterbury Drive, Middleburg Heights, 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, again the Board of Zoning Appeals granted the variances that were necessary for the placement of the building and approval is recommended subject to the provision of screening for the adjacent residential property. From Engineering the plans are in approvable form subject to the submission and review of the masonry wall to be constructed. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

Mr. Biondillo – Thank you Mr. Chairman. From the Building Department, as a condition of the BZA approval, the applicant has agreed that all storage of material, supplies and equipment must be stored inside the building when constructed. There must be a concrete driveway from Whitney Road all the way back to the building. There are two existing out buildings on the property now and those are to be removed once this is

constructed. The masonry wall that Engineering spoke about must be installed and at least one of the trailers must be removed. We have received the plans for the building itself and they have been approved. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Any approval forthcoming needs to be made subject to the Engineering and Building reports this evening. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 30' X 50' pole barn for property located at 17043 Whitney Road, PPN 395-20-004 zoned General Business subject to the Building and Engineering reports read this evening.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**TESLA MOTORS ELECTRIC CAR SUPERCHARGER STATION/ Christina Swarez,
Agent**

Site Plan approval for 8 electric car charging stations for property located at 9037 Pearl Road, PPN 395-10-017 zoned Motorist Service.

Mr. McDonald – Item Number Four, Tesla Motors Electric Car Supercharger Station, please step forward and state your name and address for the record.

Mr. Rye – Jordan Rye with Tesla Motors, 9037 Pearl Road.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there are no zoning issues associated with this request and approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

Mr. Biondillo – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form. We have received the actual construction documents for the installation and we are in the process of reviewing those. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. There is no further report. You are in a position to act on this matter. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Tesla Motors Electric Car Supercharger Station.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval for 8 electric car charging stations for property located at 9037 Pearl Road, PPN 395-10-017 zoned Motorist Service.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – You are all set, when do you expect to have the stations up and running?

Mr. Rye – Hopefully by the end of the year.

Mayor Perciak – What type of demand do you have for these? I am puzzled by you doing 8 of them.

Mr. Rye – We have a lot and these will support long distance travel on fully electric cars so it will also support local ownership in the Strongsville Community but also anybody driving in and out of the east side of Cleveland. The Sheetz location has great access from the freeways so you will see a lot of people stopping in there and fueling up.

Mayor Perciak – This is happening at all the Sheetz throughout the Midwest or just here.

Mr. Rye – Not all of them, but we do have a relationship with them and are in some of their locations.

Mr. Daymut – Because you are on top of the Turnpike, is this also a contributing factor? Obviously you have people traveling from state to state.

Mr. Rye – Yes, we want to support people as they make long distance trips. Our cars are capable of traveling over 300 miles on a single charge so they are kind of the first zero emission cars that people want to take road trips on. So the goal of the supercharger network is to help people make those trips.

AT & T/ Greg Kalbrunner, Agent

Site Plan approval for an above ground cabinet; new 4” conduit; a new handhole and new conduit from the handhole to intercept the existing customer conduit in a private easement for property located just south of 17785 Whitney Road, PPN 395-16-008 zoned RMF-1.

Mr. McDonald – Item Number Five, AT & T, please step forward and state your name and address for the record.

Mr. Saylor – Gary Saylor, AT & T, 13630 Lorain Avenue, Cleveland, 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, since this in a private easement, there are no issue with regard to the Public Right-of-Way and approval is recommended. From Engineering the plans are in approvable form, again we just note

that on Whitney Road if any of the aprons are disturbed, those are replaced in full.
Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

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

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We reviewed the easement and it is in order. If any approval is forthcoming it needs to be made subject to the Engineering report tonight. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval for an above ground cabinet; new 4” conduit; a new handhole and new conduit from the handhole to intercept the existing customer conduit in a private easement for property located just south of 17785 Whitney Road, PPN 395-16-008 zoned RMF-1 subject to the Engineering report as read here this evening.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2017-168

An Ordinance Amending Sections 1273.05 and 1273.09 of Title Six of Part Twelve Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, in order to update requirements concerning permitting of Wireless Telecommunications Facilities and Declaring an Emergency.

Mr. McDonald – Mr. Daymut.

Mr. Daymut – Thank you Mr. Chairman. This ordinance is concerning updating our Ordinance and permitting Wireless Telecommunication facilities as I discussed in Caucus. It does change the fee structure slightly and what it does is allow the Building Commissioner to determine if something comes in and does not have the necessity to come in front of the Planning Commission but all new ones obviously would still have to come here. I would ask that we give this favorable recommendation this evening back to City Council.

Mr. McDonald - ORDINANCE NO. 2017-168. An Ordinance Amending Sections 1273.05 and 1273.09 of Title Six of Part Twelve Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, in order to update requirements concerning permitting of Wireless Telecommunications Facilities and Declaring an Emergency.

Mr. David – Move to give favorable consideration.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald – Mr. Daymut, you have a favorable recommendation to take back to City Council.

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