

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 7, 2016

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, October 7, 2016 at 7:30 p.m.**

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

The following was discussed:

WOODPECKERS: Mrs. Daley stated that this is an expansion of almost 46,000 SF, more than doubling their existing building. It is going to be located in the rear up against the railroad tracks and they will put their detention basin in the back and expand their parking along the south edge. If you remember they came to Planning Commission a few months ago to do some more parking out front so they are just finishing up on that now. From the City Planner they did have some variances that were required and they already went to BZA and all those variances were granted. From Engineering it is in approvable form. From the Building Department it is in approvable form. Mr. French stated that from the Fire Department they are going to sprinkler protect this new addition. The old part is not sprinkler protected. He asked them if they would do a stub out on this new addition so that in the future they may want to consider retro fitting the sprinkler to the old part of the building and they said yes. They are adding a private hydrant in that corner, the southwest corner by the loading docks for us. Mr. Kolick stated that the Commission could act on this matter this evening. Mayor Perciak stated that this company came and relocated here from another community and they have been nothing but good. They took an empty facility or a facility that did very little if anything and really made it into a major production facility and they have done a fantastic job of creating jobs. Mr. McDonald asked what was there before. Mayor Perciak stated that it was Safety Sign. He stated that this company makes all kinds of woodworking tools. This is a wonderful addition to our community. The dumpsters in the front need to be removed. There is a councilman who is complaining about it.

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

Roll Call:

Members Present: Mr. McDonald
Mrs. Walker
Mr. Stehman
Mr. Daymut
Mr. David

Mayor Perciak

Also Present:

Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.
Mr. French, Fire Dept. Rep,

Carol Oprea, Recording Secy.

MOTION TO EXCUSE:

Mrs. Walker- Mr. Chairman.

Mr. McDonald – Mrs. Walker

Mrs. Walker- I move to excuse Mrs. Barth for just cause.

Mr. David – 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 22, 2016. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

WOODPECKERS/ Mike Curtis, Agent

Site Plan approval of a 45,800 SF addition to the current Woodpeckers building located at 13700 Prospect Road, PPN 392-16-008 zoned General Industrial. **BZA Variance Granted 9-7-16. ARB Favorable Recommendation 9-20-16.*

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

Mr. Curtis – Mike Curtis, Curtis Layer Design Build, 340 Harris Drive, Aurora, 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, there were a number of variances that were required and the BZA did grant those variances. The applicant also received their approval from the Architectural Review Board. The City Planner recommends approval of the project. From Engineering the plans are in approvable form. From the Building Department the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, the plans are in approvable form pending final review of submitted plans to the Strongsville Fire Code and the Ohio Fire Code. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We are in a position to act on this matter this evening. Thank you.

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

Mrs. Walker- Mr. Chairman.

Mr. McDonald – Mrs. Walker

Mrs. Walker- I move to give favorable consideration for Site Plan approval of a 45,800 SF addition to the current Woodpeckers building located at 13700 Prospect Road, PPN 392-16-008 zoned General Industrial.

Mr. David – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald – 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