

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 17, 2016

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, December 1, 2016 at 7:30 p.m.***

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

The following was discussed:

Altenheim Properties Inc.: Mrs. Daley stated that this application is for a lot consolidation for Altenheim Properties. This is at the corner of Pearl and Shurmer. They are going to consolidate the parcel that has the church on it right now with the rest of this so this will all be one parcel. We had asked them to do that originally when they were doing the building addition because they wanted to do some parking. From the City Planner it is in approvable form. From Engineering it is in approvable form. Mr. Foulkes stated that from the Building Department there is no report. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission could act on this matter. It is something that we asked them to do because they are talking about expanding the parking or otherwise it would be going across lot lines and have to go through the BZA. This makes it a whole lot easier for them to accomplish what they want to do.

Schneider Reserve Master Association: Mrs. Daley stated that this application is for two light poles to go in within the right of way in the Schneider Reserve Subdivision. It is down by their retention lake. This is coming up Kenilworth right off Whitney. It kind of takes a dip and because there are no houses along there, it gets pretty dark at 5:30 p.m. and people are still walking down the sidewalks. They want to put in a couple of lights. They are going to tie it into the electric for the Homeowners Association so that the HOA is going to be bearing all the costs for these two lights. From the City Planner there are no issues. From Engineering there are no issues. Mr. Foulkes stated that from the Building Department there is no report. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission can act on it and then it would need to be forwarded to City Council.

Ordinance No. 2016-179: Mr. Daymut stated that as you know, this is an ordinance basically establishing green space with 25% in any development here in the City of Strongsville. We have met on it, I believe, October 4th, at PZE and there were a lot of questions asked at the particular meeting. We did put it on our last Agenda and

referred it to Planning Commission. As you know from some of the correspondence that you see from the property owners down there, it is causing quite a bit of stress for them at the particular moment so we would like to get a recommendation this evening from the Planning Commission. There had been some talk about amendments but we have not received them in a timely manner for the last Council Meeting. So it was decided that Council would move this along to Planning Commission so that we can set a Public Hearing for it. I can speak for myself and I am not in favor of this particular ordinance. Mr. Kolick stated that our City Planner is not in favor either. He said that this is a little too rigid. They are requiring this 25%, it could be workable on some parcels but there will be some that is will not work on. Whoever would develop the parcel, if there is 25% green area required on it, it would make it economically unfeasible to do it. He frankly, from his standpoint, felt that Planning Commission is doing a pretty good job and you don't need these rigid rules and to require these as absolutes that you can't get around. He didn't think it was a good idea, he thought it would stifle development and it would make, some smaller lots unbuildable, but this applies on everything. Some of the smaller lots would be absolutely undevelopable. We have not only the green requirement but we have parking requirements, we have density requirements for the building. He thought that this was really overkill. It would tie your hands as a Commission and not give you flexibility you need to approve what you need to approve with these things, that was his take on it. Mrs. Barth stated that she believed that the Planning Commission does a good job and we do need to be cognizant of this area because of the residents there and how it butts up to residential and what type of project would go there. I think, I do feel that our due diligence is that we make sure that they are protected in a way of screening from light that is the most distracting thing, especially if it is a colonial. The engineering side should be taken into account. Mr. Kolick stated and noises too. Mrs. Barth stated that when Jacobs did the mall they went inside each home and did sight lines of how it impacted the engineering side, so I think they need to be really cognizant because these types of projects that come before us are going to be impacting those people and we have to be aware of that. To just say 25%, that doesn't allow you to really develop the land, you are constrained. Mr. Kolick stated that when Giant Eagle went in, we required all that screening behind Giant Eagle. You screened off the church. I think you have done a very reasonable job with the screening you have, rather than impose these artificial constraints on you. Mrs. Barth asked if there were complaints from the people about Giant Eagle. Mayor Perciak stated that there were complaints but not about the barriers or the walls, it is about the noise. Sometimes, it is like any employee in any organization, they go back there, they use the compactor or a delivery gets delayed for whatever reason. Especially with Giant Eagle, a lot of the stuff is coming in 2 hours before and they get delayed somehow. In fairness to Giant Eagle, they are trying to build a new distribution center somewhere in this immediate vicinity so they understand that but there is no way to control that. We've done our best. Our Police have done

their best and our Building Commissioner will tell you, they have been out there many times to fix that but no complaints as far as lights or any of that. It is the compactor that drives them crazy. Mr. Daymut stated that Planning has done a great job on the projects over the years, I think they came in, and what it does is take away the latitude that the Planning Commission would have if they would be required more than 25% and a developer goes in and says I only need 25% but it does not adequately buffer in our opinion so it's a double edged sword and the property owners would like to put this to bed and that is understandable. Mr. McDonald asked if they have any specific plan for the property. Mr. Daymut stated that what originally happened is that a project came in and it didn't quite work out but what they see this is inhibiting their ability to develop the property. Mr. McDonald stated that he understood why they are against it. Mr. Kolick stated that they have a real estate agent that is actively marketing it and they are marketing it by putting lots together.

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

Roll Call:

Members Present: Mrs. Barth
Mrs. Walker
Mr. McDonald
Mr. Daymut
Mr. David
Mayor Perciak

Also Present: Mr. Foulkes, Asst Bldg. Com.
Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.
Mr. French, Fire Dept. Rep,
Carol Oprea, Recording Secy.

MOTION TO EXCUSE:

Mr. McDonald - Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald - I move to excuse Mr. Stehman for just cause.

Mrs. Walker – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to use the Revised Agenda for this evening.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mrs. Barth – You have had a chance to review the minutes of November 3, 2016. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

ALTENHEIM PROPERTIES, INC./ David Button, Agent

Parcel Consolidation of PPN's 397-01-010 and 091 located on Pearl and Shurmer Roads zoned PF and SR-1.

Mrs. Barth – Item Number One, Altenheim Properties, Inc., please step forward and state your name and address for the record.

Mr. Button – Dave Button, 6055 Rockside Woods Blvd, Cleveland, Ohio 44131.

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

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, there is no report from the Building Department. Thank you.

Mrs. Barth – Mr. French.

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

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. This consolidation is what we had requested of the applicant when they came in with their last addition so they are doing what we asked them to do and you are in a position to act on it tonight. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Altenheim Properties.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel Consolidation of PPN's 397-01-010 and 091 located on Pearl and Shurmer Roads zoned PF and SR-1.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

SCHNEIDER RESERVE MASTER ASSOCIATION/Kyle Pelfrey, Agent

Addition of two decorative street lights to be located within the public right-of-way on Kenilworth Drive, PPN 395-22-001 zoned R1-75.

Mrs. Barth – Item Number Two, Schneider Reserve Master Association, please step forward and state your name and address for the record.

Mr. Pelfrey – Kyle Pelfrey, Associated Property Management, 313 E. Smith Avenue, Medina, Ohio 44256.

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

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, the plans are in approvable form subject to a plan review and permit issuance. Thank you.

Mrs. Barth – Mr. French.

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

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We are in a position to act on this, if approved it would need to go to City Council. They already have in place a License Agreement. Thank you.

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Schneider Reserve Master Association.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Addition of two decorative street lights to be located within the public right-of-way on Kenilworth Drive, PPN 395-22-001 zoned R1-75.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2016-179

An Ordinance Amending Sections 1258.09 of Title Six of Part Twelve Planning and Zoning Code of the Codified Ordinances of the City of Strongsville in order to establish Land Coverage Requirements in certain Business Zoning Districts, and Declaring an Emergency.

Mrs. Barth – Mr. Daymut.

Mr. Daymut – Thank you Mrs. Chairwoman. Ordinance No. 2016-179. This is an Ordinance that will require 25% green space in any new or redevelopment in the City of Strongsville. We had met at PZE in early October and were expecting some amendments that did not materialize. As you know we have letters from property owners that are concerned about this because they are in the process of negotiating and they would like to put this to bed and I can speak for myself and I am not in favor of this. I think it limits what we can do at 25% where more maybe needed by Planning Commission and also I think that the Planning Commission over the years had done an excellent job of not only buffering but providing green space and the City. I have to give Jennifer Milbrandt and Mayor Perciak a lot of credit here. I think thousands of trees have been planted and we have become I think, Tree City USA. I would ask that we not recommend this Ordinance and refer it back to Council.

Mrs. Barth – Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. I have nothing further to add other than Council is looking for a recommendation and I talked in Caucus about the thoughts of our City Planner and we just need to make a recommendation back to City Council. Thank you.

Mrs. Barth - ORDINANCE NO. 2016-179. An Ordinance Amending Sections 1258.09 of Title Six of Part Twelve Planning and Zoning Code of the Codified Ordinances of the City of Strongsville in order to establish Land Coverage Requirements in certain Business Zoning Districts, and Declaring an Emergency.

Mr. McDonald – Move to give favorable consideration.

Mrs. Walker – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Nays UNFAVORABLE

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Mrs. Barth – Mr. Daymut, you have a unfavorable recommendation to take back to City Council.

Mrs. Barth - Any other business to come before this Commission this evening? Seeing none, we are adjourned.

Charlene Barth, Chairwoman

Carol M. Oprea 

Carol M. Oprea, Recording Secretary

Approved