

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

December 15, 2016

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, December 15, 2016 at 7:30 p.m.***

Present: Planning Commission Members: Charlene Barth, Chairwoman, Gregory McDonald, 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, Assistant Building Commissioner, Keith Foulkes, and Fire Department Representative, Randy French.

The following was discussed:

**VANYO MARTIAL ARTS:** Mrs. Daley stated that this application is for Vanyo Martial Arts, they are moving into the building on the northwest corner of 130<sup>th</sup> and Hunt, part of the space where Harpos used to be on the west end. Their existing building is across the street so there will be a little bit more space. From the City Planner, there is no issue with this application. The parking is okay and from Engineering there is no report. Mr. Foulkes stated that there was no report from Building. Mr. French stated that from Fire, we have no issue necessarily for the location, however, this building has had 14 false alarm calls for water flow since April. The most recent one was 24 hours ago. There is a water flow switch and when water moves it will send an alarm to the monitoring system which calls us to respond as a fire alarm. We often get called off half way there, sometimes not until we get there. We have been trying to get it corrected, as I said there have been 14 of these since April. Mr. McDonald asked if they billed them. Mr. French stated that they should be billing there but that is still in the works. It is within the Code that we can fine them. Mr. Kolick stated that we should be more worried about getting it fixed than billing them. The applicant stated that the entire system was rebuilt 6 weeks ago. Mr. French stated that the work was done by ABC Fire but 24 hours ago there was another alarm. The applicant stated that he was aware that there were issues with the system. Mr. French stated that they were aware that the applicant was spending money on the system trying to resolve the problems but unfortunately it was not 100% resolved. Mr. McDonald asked if there was only one flow system to the building. Mr. French stated that there was one sprinkler system to cover all the occupants. Mr. McDonald asked where the riser comes in. Mr. French stated that it was in back of Regos. The applicant stated that he would talk to ABC tomorrow and check it but that they rebuilt that entire system. Mr. French stated that he talked to them this afternoon because he was aware that they had spent money because they copied us on the paperwork of what was spent so far. I told them that 24 hours ago we had another call in. Mr. McDonald asked if that was the first call since it was rebuilt. Mr. French stated that the prior one was at the end of November. Mr. David asked if the flow switch was replaced. The applicant stated that his understanding was that they replaced the entire thing, the valves, everything. Mr. French stated that they did not

replace the flow switch, they did not realize that was necessarily faulty. They thought that they could cure it by doing all the other things. That is all from Fire. Mr. Kolick stated that the Commission could act on this matter but that it would need to be made subject to the Fire Department report, we just want to get that system corrected.

**ORDINANCE 2016-255:** Mr. Kolick stated that this is the land across the railroad tracks where B & O was on the south side of Royalton. They have come in here and asked to put in a company that sells tractors, bird feed, agricultural uses. Mrs. Daley stated it was Tractor Supply. Mr. Kolick stated that we don't have a problem with the use, it's really a retail use. We looked when the Ordinance came through Council as a GB but the more we looked and studied this, I don't think it would be a good idea to change this over to GB, especially in the event this use is okay but it would permit any GB use which could be a strip center or anything else, so we are looking at, we are going to ask you to table this tonight, we are going to look at coming at this in a different manner, looking at amending the GI code to allow this type of use as a Conditional Use with certain conditions we can place on it. We can still control this thing, it can still be a permitted use in there. It probably is a decent use. This lot has been sitting here empty. We want to get it used. We think that is a better way of going about it. It would be better for the City and in the long run it is going to be better for them too. So we will just have you table this tonight and we are going to look at doing it in a different manner. We will come back next Council meeting we should have language on to amend the Code.

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

Roll Call:

Members Present:

Mrs. Barth  
Mr. McDonald  
Mr. Stehman  
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.



it is recommended that the Commission grant the Conditional Use Permit. From Engineering there is no report. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

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

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, there is an existing faulty fire alarm system issue with this property, this building overall, that requires correction by this property owner to prevent further false alarms. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We can act on it this evening subject to the report of the Fire Department.

Mrs. Barth – Are there any questions or comments?

Mr. McDonald – Madam Chairwoman. Just for the applicant, I assume that this is more of an evening operation with the kids being out of school?

Mr. Pender – Yes.

Mr. McDonald – As long as they are aware that there is a dance studio over there too and although parking maybe fine from a specification standpoint, it gets messy in there between the hours of 6:00 p.m. and 9:00 p.m. with traffic coming and going. With him being on the corner he has an opportunity to kind of use that side lot and come around the back of the building so just make sure that he is aware of that. If they are trying to drop off and pick up kids at the same time as the dance place is it's going to be mess.

Mr. Pender – I will tell him.

Mrs. Barth – Any other questions? Hearing none, I would entertain a motion for Vanyo Martial Arts.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(a)(3)(E) to permit a 4,600 SF Martial Arts Studio to be located at Boston Square I Shopping Center, 19656 West 130<sup>th</sup> Street, PPN 399-33-021 zoned General Business.

Mr. David– Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**REFERRALS FROM COUNCIL:**

**ORDINANCE 2016-225**

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 property located at 21487 Royalton Road (Portions of PPN's 393-03-007 and 393-03-008) in the City of Strongsville from GI (General Industrial) Classification to GB (General Business) Classification and Declaring an Emergency.

Mrs. Barth – Mr. Daymut.

Mr. Daymut – This is to rezone some property just west of B & O. The administration has had further discussion with the applicant and I would ask that we table this at this particular time. Should we not have enough time to act on it I would request an extension from Council but I believe that we have 60 days.

Mr. Kolick – We just received this so we will have sufficient time and as stated in Caucus we are looking at working with this particular property owner to permit what they essentially want to do but doing it in a different manner so we will be looking to bring back a code amendment to GI to look at this type of use with a Conditional Use Permit with certain conditions on it and we ought to have that for the next Council meeting so we will catch it at our Planning Commission in January. Thank you.

Mrs. Barth – Thank you Mr. Kolick, thank you Mr. Daymut. The recommendation is to table this until we receive it back from legal. Any other business to come before this Commission this evening? I would like to extend a Merry Christmas to the Planning Commission, the Mayor and his staff and our Building, Engineering and Fire Departments. Merry Christmas we are adjourned.

---

Charlene Barth, Chairwoman

*Carol M. Oprea*   
\_\_\_\_\_  
Carol M. Oprea, Recording Secretary

---

Approved