

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

February 25, 2016

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, February 25, 2016 at 7:30 p.m.**

Present: Planning Commission Members: Charlene Barth, Chairwoman, 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:

MODERN YOGA: Mrs. Daley stated that this application is for a tenant space at the Sheiban Plaza at Echo and Pearl by the Scrambler Marie's a couple of units over to the west. The City Planner had no issues with it, they have ample parking for it. There is no modifications to the building footprint. From Engineering there is no report. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission was in a position to act on this matter this evening.

ORDINANCE 2016-025: Mr. Daymut stated that this Ordinance was something that we had been looking at at Council for quite a while. It is basically to eliminate your storage units in General Industrial. We also had the same problem with recreation and we corrected that. We still allow it in Commercial Service. It will be an allowable use in town. Just so that you know, the administration did contact all the existing businesses and they are in line with this. I did check to find out that if you have an existing business it will be grandfathered. We want to make sure that it is the best use of the land and we do have several parcels around that could be developed in there.

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

Roll Call:

Members Present: Mrs. Barth
Mrs. Walker
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:

Mrs. Walker - Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

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

Mr. David – 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 February 11, 2016. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

MODERN YOGA/ Joyce Fijalkovich, Principal

Conditional Use Permit pursuant to Codified Ordinance Sections 1258.03(a)(3)(E) and 1242.07 to permit a 1,700 SF yoga studio with retail space to be located at the 16714 Pearl Road, PPN 393-34-006 zoned General Business.

Mrs. Barth – Item Number One, Modern Yoga, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Ms. Fijalkovich – Joyce Fijalkovich, 2856 E. Ridgewood Dr., Seven Hills, Ohio. I am in favor of the project.

Mrs. Barth – Thank you, is there anyone else who would like to speak in favor or against? Seeing and hearing none I declare the Public Hearing closed and we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, the applicant is not proposing any changes to the footprint of the building or to the parking lot. There are currently 134 parking spaces at the center therefore no modification is required. 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 no report. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. You are in a position to act on this matter this evening. Thank you.

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

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Sections 1258.03(a)(3)(E) and 1242.07 to permit a 1,700 SF yoga studio with retail space to be located at 16714 Pearl Road, PPN 393-34-006 zoned General Business.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2016-025

An Ordinance Amending Section 1240.08(c) by Adding Subsection (22), and Amending Subsections 1262.04(a)(1) and 1262.05(a)(1) of Title Six of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, in order to eliminate Self-Storage and Mini Storage Facilities from General Industrial Districts.

Mrs. Barth – Mr. Kolick.

Mr. Kolick – This is an amendment that we have been considering that would remove self storage facilities from GI and GI-A Districts. They would still be permitted within the Commercial Service Districts within the City. Thank you.

Mrs. Barth – Are there any comments from our City Council Representative, Mr. Daymut?

Mr. Daymut – Thank you Mrs. Chairwoman. Yes this is something that the City Council and Administration have been considering for quite some time now. As you know most of our industrial land that is available for development has been developed but we do have a few parcels left and we believe that this will eliminate those uses for those particular parcels. It will allow for a higher use within our Industrial base. I would ask that we support this Ordinance this evening and get that back to Council.

Mrs. Barth - ORDINANCE NO. 2016-025. An Ordinance Amending Section 1240.08(c) by Adding Subsection (22), and Amending Subsections 1262.04(a)(1) and 1262.05(a)(1) of Title Six of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, in order to eliminate Self-Storage and Mini Storage Facilities from General Industrial Districts.

Mrs. Walker – Move to give favorable consideration.

Mr. David – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mrs. Barth – Mr. Daymut, you have a favorable 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