

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 26, 2015

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, March 26, 2015 at 7:30 p.m.**

Present: Planning Commission Members: Gregory McDonald, Mary Jane Walker, Brian David and Thomas Stehman; Mayor Thomas P. Perciak; City Council Representative, Scott Maloney; 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:

GARDENVIEW HORTICULTURAL PARK: Mrs. Daley stated that this proposal is to replace the existing buildings with a new 1,233 SF home and a 725 SF garage for Gardenview Horticultural Park. They did need some variances from the BZA and they have already gone through and they did grant those. From the City Planner approval is recommended. From Engineering the plans are in approvable form. Mr. Foulkes stated that from the Building Department there were some technical issues and we met with the applicant about those. We are going to work with them on the plan review. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter and that it would need to be forwarded to City Council for confirmation.

MICHAEL O'DONNELL: Mrs. Daley stated that this proposal is to consolidate PPN's 398-29-008 and 021. Parcel A. will have 1.870 acres with frontage on West 130th Street and Royalton Road. From the City Planner approval is recommended. From the Engineering Department the plat is in approvable form. 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 could act on this matter.

MICHAEL O'DONNELL: Mrs. Daley stated that this proposal is to construct a 4,000 SF addition to the existing gas station on West 130th Street. There will be concrete on the west side on Rt. 82 and over on the north side on West 130th. They are going to do some repairs out front around the existing pavement and install some landscaping in between West 130th and the parking. From the City Planner approval is recommended. From the Engineering Department the plans are in approvable form subject to a couple of minor details being added to the plans. Mayor Perciak stated that this is a good project and that a Dunkin Donuts will be going in there next to it. It will start cleaning up this whole area there. Thank you and I am glad we could work this out. This is the beginning of a whole new era there. Across the street Get Go wants to go in there now.

Mr. Foulkes stated that there was no report from the Building Department and from the ARB the applicant agreed to the addition of screen mounding with landscaping along the West 130th Street on the north side of the property. Mr. French asked the applicant if he intended to put a gate across the drive to block access into the site during off hours. Mr. O'Donnell stated that he was not. Mr. O'Donnell stated that there would not be a gate. Mr. French stated that there was a hydrant right out front so they would not need anything else there. Mr. Kolick stated that the Commission could act on this matter but that any approval should be made subject to the reports of the Engineering Department and the ARB.

VERIZON: Mrs. Daley stated that this proposal is to remove existing mounts and equipment and replace with new mounts and equipment on an existing telecommunications tower located at 18900 Boston Road. From the City Planner approval is recommended. From the Engineering Department there is no report on Item "a" and Item "b" is in approvable form. 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 could act on this matter.

ORDINANCE 2015-008: Mr. Kolick stated that this is the Comprehensive Plan. George Smerigan made some changes that were suggested through the Planning Commission. Mainly wording changes and he updated mainly the school items because we know what schools they are closing down and it wasn't part of the plan. We are ready to go with it, if you act on it favorably, it should be favorable as revised because it has been revised and Council will hold their public hearing on it and will ultimately act on it.

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

Roll Call:

Members Present: Mr. McDonald
Mrs. Walker
Mr. David
Mr. Stehman
Mr. Maloney
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 - 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 February 26, 2015. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

GARDENVIEW HORTICULTURAL PARK/ Joseph Tooman, Agent

Site Plan approval of a new 1,233 SF home and 725 SF garage for Gardenview Horticultural Park, located at 16711 Pearl Road, PPN 397-09-007, zoned Public Facility.

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

Mr. Tooman – Joe Tooman, 17940 Marks Road, Columbia Township, Ohio. Here on behalf on Gardenview Horticultural Park.

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 applicant went before the Board of Zoning Appeals and obtained variances to permit replacement of the two existing buildings with new buildings constructed in the same locations. With those variances approved by the BZA, the site plan conforms to the requirements of the zoning code for a Public Facility District and approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form subject to a plan review in accordance with the Residential Code of Ohio. 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 are in a position to act on this tonight. If approved it would need to go to City Council since it is in a Public Facility Zoning District. Thank you.

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

Mrs. Walker – Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Site Plan approval of a new 1,233 SF home and 725 SF garage for Gardenview Horticultural Park, located at 16711 Pearl Road, PPN 397-09-007, zoned Public Facility.

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. Tooman – I just have one comment. Could you read again the square footage?

Mrs. Walker – One Thousand Two Hundred Thirty Three square foot home and Seven Hundred Twenty Five square foot garage.

Mr. Tooman – When we went for the variance we asked for the home to be extended to about 1,742 SF.

Mr. Maloney – It is mentioned in the memo from the City Planner. It is 1,794 SF versus 1,233 SF.

Mr. Kolick – Mr. Chairman we should amend that motion to read 1,794 SF. So make that amendment and second it and vote on it because that is significantly different than what we have on the Agenda.

Mrs. Walker – I move to amend Gardenview Horticultural Park to 1,794 SF for the home.

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – You are all set, good catch, thank you.

MICHAEL O'DONNELL/ Mike O'Donnell Principal

Parcel Consolidation of PPN 398-29-008 and 021 located at 13918 W. 130th St., zoned Motorist Service.

Mr. McDonald – Item Number Two, Michael O'Donnell, please step forward and state your name and address for the record.

Mr. O'Donnell – Michael O'Donnell, 12754 Drake Road, North Royalton, 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, this request is for a lot consolidation to accommodate the construction of an addition to the existing service garage. The resulting parcel will be 1.87 acres in area and will comply with all the other minimum lot requirements of the Motorist Service District and approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Foulkes.

Mr. Foulkes – 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 are in a position to act on this this evening.

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

Mrs. Walker – Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Parcel Consolidation of PPN 398-29-008 and 021 located at 13918 W. 130th St., zoned Motorist Service.

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

MICHAEL O'DONNELL/ Mike O'Donnell, Principal

Site Plan approval for a 4,000 SF addition to the existing gas station for property located at 13918 West 130th Street, PPN 398-29-008 and 398-29-021 zoned Motorist Service.

Mr. McDonald – Item Number Three, Michael O'Donnell, Mr. O'Donnell remains at the microphone. We will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, there were three issues when this matter was previously before the Planning Commission. The first issue was a requirement for a setback variance and the Board of Zoning Appeals did approve that variance. The second issue is that the building extended over the property line and with the lot consolidation that was just approved, that takes care of that. The third issue was the provision of adequate parking. The plan has been revised and is in compliance with the minimum parking requirements and approval is recommended. From Engineering the plans are in approvable form subject to some minor revisions and I have already been in discussion with the applicant's surveyor and he is taking care of those. Thank you.

Mr. McDonald – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form subject to the ARB recommendation of February 3, 2015 and also 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, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We are in a position to act on this and if you act on this it should be made subject to the Engineering and ARB reports.

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

Mrs. Walker – Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Site Plan approval for a 4,000 SF addition to the existing gas station for property located at 13918 West 130th Street, PPN 398-29-008 and 398-29-021 zoned Motorist Service subject to the reports of the Engineering Department and the ARB.

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. O'Donnell – I would just like to say one thing. I have been doing business in this City for 35 years and I have never found it easier to do business. Politics was set aside and the best thing for everybody came up front in this administration and they have been great to work with and they used one thing that was powerful more than anything, helping me, and everything was just a great transaction. I know it would not have happened years ago but I am very happy that it has happened now. It is a very good experience working with everybody in this administration, Carol and the Building Department. I didn't think that they would help me the way that they did. Thank you very much.

Mr. McDonald – Thank you for doing the corner, it will be a nice project.

VERIZON/ Rolynn Ramirez, Agent

a) Determination that the proposed modification does not substantially change the physical dimensions of the tower or base station for the facility located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

b) Site Plan approval for the replacement of 3 mounts with 3 new mounts, removal of 6 existing radio heads and replacing with 15 new radio heads on 2 new mounts, and removing the OVP box and replacing with 3 new OVP boxes for the Verizon co-location on an existing telecommunications tower located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

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

There was no representative in attendance.

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 everything is taking place on the existing tower and within the existing compound there are no zoning setback issues associated with this request. There will be minimal visual impact as the tower and antennas will be substantially the same after installation of the proposed replacement equipment. Approval is recommended. From Engineering there is no report on Item “a” and Item “b” is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, regarding Item “a” there is no report. Regarding Item “b” the plans are approvable 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, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

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

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

Mrs. Walker – Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Determination that the proposed modification does not substantially change the physical dimensions of the tower or base station for the facility located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mrs. Walker – Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Site Plan approval for the replacement of 3 mounts with 3 new mounts, removal of 6 existing radio heads and replacing with 15 new radio heads on 2 new mounts, and removing the OVP box and replacing with 3 new OVP boxes for the Verizon co-location on an existing telecommunications tower located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called All Ayes APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2015-008

An Ordinance approving and adopting the 2015 Comprehensive Plan update for the

City of Strongsville.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – This is the Ordinance referred to us with the Comprehensive Plan. You have had it for a period of time. We had the Public Hearing on it here. The City Planner has incorporated the changes and the thoughts and issues that came up including some wording changes, relocation of various items in here, updated the data that was in here and we should be in a position to act on this and turn it over to City Council to have a public hearing and decide what they would like to do with it. If you do act on it I would just suggest acting on it with the revisions as made by the City Planner here should be a contingency. Thank you.

Mr. McDonald - ORDINANCE NO. 2015-008. An Ordinance approving and adopting the 2015 Comprehensive Plan update for the City of Strongsville subject to the revisions made by the City Planner.

Mrs. Walker – Move to give favorable consideration for Ordinance 2015-008 as revised.

Mr. David – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald – Mr. Maloney, 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.

Hearing no other business to come before the Commission, the Chairman adjourned the meeting at 8:12 p.m.

Greg McDonald, Acting Chairman

Carol M. Oprea ✓ _____

Carol M. Oprea, Recording Secretary

Approved