

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 14, 2016

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, 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, Assistant Building Commissioner, Keith Foulkes, and Fire Department Representative, Randy French.

The following was discussed:

PROTECH: Mrs. Daley stated that this application is for site plan approval to construct a 30,240SF addition to the existing building located in the General Industrial District. The applicant proposes to demolish approximately 9,900 SF of the existing building. It is only a net of 20,000 SF extra to this building to the east side. They are going to be closer to the property line than is allowed by code. They have 10 feet off and the required is 25 feet so they will need a variance on that. From Engineering we will just need the final plans for review. Mayor Perciak asked when the plans would be submitted to Engineering. The applicant stated that they had not started the engineering until after they know they are approved. Mayor Perciak stated that the sooner that they submitted the better. The applicant stated that they were still in the process of engineering the interior. Mr. McDonald asked if this operation was manufacturing. The applicant stated that it was and it was not a warehouse. Mr. McDonald asked what was housed in the silos. The applicant stated that it was post-industrial recycling. It is from their own system, it is the waste that they recycle back inside. Basically the process is that they make the powder and when it goes through a filter if the dust is too fine it gets blown into these bins and then it gets recycled back and ultimately reused. Mayor Perciak stated that this company is from Canada. Mr. Foulkes stated that from the Building Department it is in approvable form subject to the variance and its review. Mr. French stated that from the Fire Department regarding the site plan, we are going to need another yard hydrant. They have one existing now for the building but because of this extension and bump out it exceeds the distances of the Strongsville Fire Code they would need a hydrant on the back side of the building. We will work with the applicant as far as placement. It is approvable subject to a final review of submitted plans with the Strongsville Fire and Ohio Fire Codes. Mr. Kolick stated that this matter would need to be denied and forwarded to the Board of Zoning Appeals. Mayor Perciak stated that Protech, under several names has not only this operation but in Canada, the UK, this is just an extension. They have a couple of companies they have bought out; one in Erie Pennsylvania. This is an ongoing

expansion of their group into Ohio. This has an impressive track record and they made a very impressive presentation to the administration and to our Economic Development team and to the Building Department. Mr. McDonald stated that he heard that they were bringing in 40 new jobs. The applicant stated that they were hiring 40 new employees, they are bringing the 50+ that they have on second shift now and then adding another 43 that will be third shift. Basically it is a second and third shift operation. They have lab people that work first shift but the production is the second and third shift. Mr. McDonald asked where the existing operation is. Mayor Perciak stated that it was in Cleveland. I believe that this is a good fit over there and doing the addition and taking space that will be far more productive than it is. Mr. McDonald stated that the denial was just procedural.

ORDINANCE 2016-072: Mr. Kolick stated that this is a lot on Temple that was the former Masonic Temple, (indicating on a map) this is Kilbane's Beverage and across from McDonalds. It is currently zoned Public Facility. And has asked us to consider rezoning it over to Office Building. They are going to use the existing building. There will not be any exterior changes at all, so we are looking for a recommendation to send back to City Council. Mayor Perciak asked who wanted to go in there. Mr. Kolick stated it was a car repossession company. They don't put the cars here, it is just their office staff. Mayor Perciak stated that the issues we have had with this property is that there it used to be a dry cleaner near it and there may be EPA issues there. It does not appear to have any impact on the company that wants to go there and they are aware of all this. Mr. Kolick stated that there has been alot of interest in general retail but you can see, this is all residential all around here so we were not really keen on putting retail in that far down the street into the residential but from a planning standpoint our City Planner felt that this is a good stepdown use from retail to office to residential. He thought that it was the best use we could make out of that parcel.

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:

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 – Mr. McDonald.

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 March 31, 2016. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

PROTECH/ Robert Powell, Agent

Site Plan approval of a 30,240 SF addition to the existing building located at 21973 Commerce Parkway PPN 394-03-005 zoned General Industrial

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

Mr. Powell – Robert Powell, 22274 Jonathan Drive, Strongsville, 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, the existing business is located in the General Industrial District. There is one area of non-conformance and that is the minimum side yard building setback. The required is 25 feet and they are proposing 10 feet, therefore, a 15 foot variance will be required on this. From Engineering detailed plans are required and once those plans are submitted we will supply comments to the applicant. Thank you.

Mr. McDonald – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, the site plan is approvable subject to granting of the variances and 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, an additional yard hydrant will be required to be installed in an approved location for Fire Department use. It is approvable subject to final review of detailed plans per the Strongsville and State of Ohio Fire Codes. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You will have to deny this so that they can proceed over to the BZA and obtain the required variance.

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

Mrs. Walker– Mr. Chairman.

Mr. McDonald – Mr. McDonald.

Mrs. Walker– I move to give favorable consideration for Site Plan approval of a 30,240 SF addition to the existing building located at 21973 Commerce Parkway PPN 394-03-005 zoned General Industrial

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2016-072

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 19132 Temple Drive (PPN's 393-

19-016 and 393-19-017) in the City of Strongsville from PF (Public Facilities) Classification to OB (Office Building) Classification.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – This is an ordinance proposed to rezone the Masonic Temple which is currently on Temple Drive that property from Public Facility to Office Building for a proposed office building use. We are looking for a recommendation to City Council. Thank you.

Mr. McDonald - ORDINANCE NO. 2016-072. 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 19132 Temple Drive (PPN's 393-19-016 and 393-19-017) in the City of Strongsville from PF (Public Facilities) Classification to OB (Office Building) Classification.

Mrs. Walker– Move to give favorable consideration.

Mr. David – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald - 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