

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 23, 2015

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, April 23, 2015 at 7:30 p.m.***

Present: Planning Commission Members: Gregory McDonald, Acting Chairman, Mary Jane Walker and Brian David; 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:

AT & T: Mrs. Daley stated that this proposal is to remove and replace three 3 existing antennas and an antenna mount on the existing monopole. The existing tower is located behind the Holiday Inn adjacent to the interstate ramp and is used by multiple cellular providers. From the City Planner, since everything is taking place on the existing tower, there are no zoning setback issues associated with this request. There will be no visual impacts as the tower and antennas will look virtually the same after installation of the proposed replacement equipment and approval is recommended. From the Engineering Department, the plans are in approvable form. Mr. Foulkes stated that from the Building Department, the plans are in approvable form. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter this evening and that any approval forthcoming would need to be forwarded to City Council for confirmation.

MEADOWOOD HOA: Mrs. Daley stated that this proposal is for site plan approval for the construction of two new tennis courts on Gate Post Road. They at one time had some solar panels to heat the pool, those have been removed and in their place they are proposing tennis courts which will be constructed in an area of previous recreational activities per the site plan. The plan indicates that the development of the new tennis courts will not disturb the existing landscape or mounding to the east that currently provides a natural buffer between the recreation area and the residences along Westwind Court. From the City Planner approval is recommended. The ARB gave Favorable Recommendation on April 7, 2015. From the Engineering Department the plans are in approvable form. Mr. Foulkes stated that the plans are in approvable form. Mr. French stated that there was no report from the Fire Department. Mr. Kolick asked the applicant if there were any outside lights? The applicant stated that there would not be any outside lights. Mr. Kolick stated that the Commission could act on this matter this evening.

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MISS HICKORY'S TEA ROOM: Mrs. Daley stated that this plan is to operate a restaurant in an existing home, to construct a porch addition and install a parking lot. Right now there is just a "U" shaped drive that goes around with some limited parking spaces. Since they want to utilize this as a restaurant use, they are going to increase their parking there. It will still remain one way which is okay and it will be signed. They are not going to increase the curb cuts at all. The subject site is located in Public Facilities District. Section 1256.08(a) provides that buildings which have received specific recognition as historic places may be used for business activities, including restaurants with the approval of the Planning Commission and confirmation by City Council. The applicant has provided a letter from the Strongsville Historical Society indicating that the subject site is recognized as a historic place. From the City Planner, the proposed plan indicates a porch addition on the front of the building and installation of a ramp to provide ADA access. With the proposed addition, the existing building still complies with the setback requirements of the Public Facilities District. The plan also indicates construction of a parking lot adjacent to the existing building. The parking lot would have a one-way flow pattern with separate entrance and exit drives. The applicant proposes to construct 22 parking spaces, which conforms to the minimum-parking requirement based upon the size of the restaurant. The location and design of the parking lot complies with the requirements of the Public Facilities District. The plan has received ARB approval. There are no variances required for this project. Planning Commission will need to grant both approval of the proposed use and site plan. Approval is recommended. From Engineering the plans are in approvable form. Mr. Foulkes stated that the plans are approvable but that they still wanted the applicant to provide the following; details of the kitchen appliances and cooking equipment, complete detailed plans for structural, mechanical, plumbing and electrical systems. A dumpster with approved enclosure. Additional lighting for the parking area should be provided to uniformly meet a minimum of 2.0 ft. candles on the surface. An underground or internal grease containment system is required for recycled grease associated with cooking, and a plan review in accordance with the Ohio Building Code. Mr. French stated that they agreed with the Building Department. They had no issue with the site plan and parking lot addition but want to see further detailed plans on the kitchen and things that would go on inside the house. Mr. Kolick stated that the Commission was in a position to act on it subject to the Building and Fire Department reports and it will need to be confirmed by City Council both as to use and the site plan. Normally we don't permit restaurant use in Public Facility but one exception under the Code is that if it is in a Historic building so it's permitted if it gets the approval of the Planning Commission and City Council. Mayor Perciak asked the applicant how they planned on marketing their business. Mrs. Butvin stated the mostly by website and word of mouth. She stated that she was not concerned about people finding them. She has already posted it on Facebook and is getting a lot of response. Mr. Butvin stated that they planned on becoming very active in the community. Mr. McDonald asked if

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special events would be additional hours beyond what they had stated they would be open. Mrs. Butvin stated that they would not change or extend their hours, that any special event would take place during their regular hours.

EDGEBROOK SUBDIVISION: Mrs. Daley stated that this proposal is for a revision to the Overall Preliminary Subdivision approval and it changes the total number of lots from 78 to 81. She stated that they have also submitted for Phase 2 of Edgebrook Subdivision which will consist of 42 cluster sublots. From the City Planner, the revised Overall is in approvable form. Phase 2 conforms to the overall density, open space and requirements of the cluster development that was previously approved with the subdivision plan for Phase 1. The site plan was given favorable recommendation from the ARB on May 7, 2013. Approval of both Phase 2 and the revised Overall adding 3 sublots on Westwood as approved in Phase 1 is recommended. From the Engineering Department the revised Overall is in approvable form. Phase 2 is in approvable form subject to the following items being submitted; A SWPPP Binder and Storm water approval from the EPA. Mr. Foulkes stated that there is no report from the Building Department. Mr. French stated that there are rolled curbs on the islands and there would not be any landscaping or boulders planted in the islands so the Fire Department had no other concerns. Mr. Kolick stated that on Item 4, the Commission is in a position to approve it. On Item 5, the Commission is in a position to act on both items. Both Item need to be made subject to 2 things, Item "a" subject to Engineering and we are waiting for clear title to the sanitary sewer which we took out to Alameda so it would not have to come up on Westwood. It has to be made to clearing title and filing the assignment document. On Item "b", it would need to be made subject to clearing title and filing the assignment document but not subject to Engineering. We have the Posting Ordinance and they are going to pay the recreation fee because there is no recreation here.

CROWN CASTLE: Mrs. Daley stated that this proposal is to remove four existing antennas and mounts on the existing tower. The applicant is proposing to install a new antenna and mount along with new cables and a new radio frequency system. In addition, the applicant is proposing new racking and equipment within Crown Castle's existing equipment shelter. The new equipment as proposed will not substantially alter the physical appearance of the tower or the compound. From the City Planner, since everything is taking place on the existing tower and within the existing fenced compound, there are no zoning setback issues associated with this request and approval is recommended. From the Engineering Department, the plans are in approvable form. Mr. Foulkes stated that the plans are in approvable form, they just need to provide a copy of the current or existing Removal Bond. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission

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could act on this matter this evening and Item “b” should be made subject to the Removal Bond.

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

Roll Call:	Members Present:	Mr. McDonald Mrs. Walker Mr. David 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 and Mr. Stehman for just cause.

Mr. David– Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:	All Ayes	APPROVED
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REVISED AGENDA

Mrs. Walker – Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker – I move to use the Revised Agenda for this evening.

Mr. David– Second.

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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 April 9, 2015. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

AT & T/ Laura Tworzydlo, 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 15639 Royalton Road, PPN 399-02-005 zoned Public Facility.
- b) Site Plan approval for the replacement of 3 antennas and an antenna mount with 3 new antennas and a new mount for the AT & T co-location on an existing telecommunications tower located at 15639 Royalton Road, PPN 399-02-005 zoned Public Facility.

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

Ms. Tworzydlo – Laura Tworzydlo, AT & T, 4100 Wallings Road, North Royalton, Ohio 44133.

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, there are no zoning setback issues associated with this request. There will be no visual impacts as the tower and antenna will look virtually 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, there is no report on Item “a” and Item “b” is in approvable form subject to a plan review in accordance with the Ohio Building Code. Thank you.

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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, if it is approved it would need to go to City Council because it is on City owned land. Thank you.

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

Mrs. Walker – Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for a Determination that the proposed modification does not substantially change the physical dimensions of the tower or base station for the facility located at 15639 Royalton Road, PPN 399-02-005 zoned Public Facility.

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 antennas and an antenna mount with 3 new antennas and a new mount for the AT & T co-location on an existing telecommunications tower located at 15639 Royalton Road, PPN 399-02-005 zoned Public Facility.

Mr. David– Second.

Mr. McDonald – Secretary please call the roll.

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Roll Called

All Ayes

APPROVED

MEADOWOOD HOA/ Ted Barto, Agent

Site Plan approval of 2 new tennis courts to be located at 10901 Gate Post, recreation center location, PPN 391-07-056 zoned R1-75. **ARB Favorable Recommendation 4-7-15.*

Mr. McDonald – Item Number Two, Meadowood HOA, please step forward and state your name and address for the record.

Mr. Modic – Greg Modic, Donald Bohning and Associates, 7979 Hub Parkway, Valley View, Ohio 44125. Here to present the tennis courts. We are looking to relocate them to get all the facilities in one location and as brought up in Caucus, it will be a dawn to dusk operation so there will be no lighting with this.

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 proposed two tennis courts will be constructed in an area of previous recreational activities per the site plan. The plan indicates that the development of the new tennis courts will not disturb the existing landscape or mounding to the east that currently provides a natural buffer between the recreation area and the residences along Westwind Court 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 approvable subject to a plan review in accordance with the Ohio Building Code. Also the ARB gave favorable recommendation on April 7, 2015. 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. This is before you under Codified Ordinance 1224.06(b)(5) which requires you to approve any modification to the recreation plan so you are in a position to approve this. Thank you.

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

Mrs. Walker – Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Site Plan approval of 2 new tennis courts to be located at 10901 Gate Post, recreation center location, PPN 391-07-056 zoned R1-75. **ARB Favorable Recommendation 4-7-15.*

Mr. David– Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

MISS HICKORY’S TEA ROOM/ Joseph Butvin, Principal

Site Plan approval of a porch addition and parking lot addition for a restaurant and office in a Historical Building for property located at 14217 Mill Hollow Lane, PPN 399-05-007 zoned Public Facility. **ARB Favorable Recommendation 4-7-15.*

Mr. McDonald – Item Number Three, Miss Hickory’s Tea Room, please step forward and state your name and address for the record.

Mr. Butvin – Joe Butvin and Cona Butvin, 14365 Mill Hollow Lane, Strongsville, Ohio. We want to build a Tea Room at 14217 Mill Hollow Lane. The property that we bought and it will be open from 11:00 a.m. to 3:00 p.m. daily, serving lunch and lots of deserts.

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 subject site is located in Public Facility Zoning District. Section 1256.08(a) provides that buildings which have received specific recognition as historic places may be used for business activities, including restaurants with the approval of the Planning Commission and confirmation by City Council. The applicant has provided a letter from the Strongsville Historical Society indicating that the subject site is recognized as a historic place. The proposed plan indicates a porch addition on the front of the building with that addition it does meet setback requirements for Public Facility zoning. There is also an addition of

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a parking lot adjacent to the existing building. They will have ample parking for their use. Just a note from the City Planner, the Planning Commission will need to grant both approval of the proposed use and the site plan. 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 the following; we request that the applicant provides us with details of the kitchen appliances and cooking equipment, complete detailed plans for structural, mechanical, plumbing and electrical systems, a dumpster with approved enclosure. Additional lighting for the parking area should be provided to uniformly meet a minimum of 2.0 ft. candles on the surface. An underground or internal grease containment system is required for recycled grease associated with cooking, 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, there is no report on the site plan. Fire is also wanting sets of detailed plans to see the layout of the kitchen and the cooking processes which will be used there and other safety items that may need to be addressed. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. For the applicants, you need to get together with our Building and Fire Departments to get these items worked out, number one. Number two, be aware that we are only acting on the Historical building. If you are going to use that barn structure or any other accessory buildings you would need to come back before the City, so that you understand that going in. With that Mr. Chairman, we are in a position to act on it subject to the Building and Fire Department reports this evening. As noted, normally we don't permit restaurant uses in Public Facility but one exception is in a Historic building. This building as noted has been determined to be a Historic building but it would need to be confirmed by City Council as well, if approved here tonight. Your action should be made subject to the Building and Fire Department reports. Thank you.

Mr. McDonald – Just a question about the kitchen, do you plan on doing frying?

Mr. Butvin – No.

Mr. McDonald – So the whole grease containment issue will not be in issue.

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Mr. Butvin – We will still have to determine everything and it will be on the mechanical drawings as to how we will take care of that.

Mrs. Butvin – It is included in there but there will not be any frying. A lot of the foods will be brought in. We are only going to have a stove and we don't even require a range hood from what I understand. It is just warming and no frying.

Mr. McDonald – Just to clarify, the barn is not part of the project.

Mr. Butvin – No.

Mr. McDonald - Are there any questions or comments? Hearing none, I would entertain a motion for Miss Hickory's Tea Room.

Mrs. Walker – Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Site Plan approval of a porch addition and parking lot addition for a restaurant and office in a Historical Building for property located at 14217 Mill Hollow Lane, PPN 399-05-007 zoned Public Facility, subject to the reports of the Building and Fire Departments.

Mr. David– Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

EDGEBROOK SUBDIVISION/ Dan Bailey, Agent

Revised Overall Preliminary Subdivision Plan approval of 81 Cluster Sublots located on the north side of Westwood Drive, across from Hollo Oval, PPN 392-24-002, 006 zoned RT-C.

EDGEBROOK SUBDIVISION/ Dan Bailey, Agent

a) Final Subdivision Plan approval of the Edgebrook Subdivision Phase 2 consisting of 42 Cluster Sublots; property located on the north side of Westwood Drive, across from Hollo Oval, PPN 392-24-002, 006 zoned RT-C. * *ARB Favorable Recommendation 5-7-13.*

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b) Tax Split Map approval for 42 Cluster Units for Edgebrook Subdivision, Phase 2, PPN's 392-24-002 and 006 zoned RT-C.

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

Mr. Bailey – Dan Bailey, 3203 Oakwood Trail, Broadview Hts., Ohio 44147. Asking for the approval of the Revised Overall Preliminary Plan for Edgewood Subdivision and Phase 2 which is 42 lots.

Mr. McDonald – Thank you, we will now listen to the Administrative Reports you can give us the reports on Items 4 and 5, we will act on them individually, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposed revision to the Revised Overall Preliminary Subdivision Plan was to incorporate 3 additional sublots for a total of 81 cluster lots proposed. The allowable number of the units permitted is 97. Approval of this Revised Overall Preliminary Plan is recommended. From Engineering the Revised Overall plan is in approvable form. On Item 5, from the City Planner, the proposed phase 2 is part of the Revised Preliminary Plan that was previously approved by Planning Commission. Phase 2 also conforms to the overall density open space and requirements of the cluster development that was previously approved and approval of the final subdivision plan and tax map is recommended. From Engineering on Item 5 (a), the plans are in approvable form subject to the Stormwater Pollution Prevention Plan binder being submitted by the applicant's engineer and also the applicant receiving their storm water approval from the EPA 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, there is no report on Item 4. On Item 5a, there is no report. ARB gave favorable recommendation on May 7, 2013. On Item 5b there is no report. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report on Item 4. On Item 5(a), as was stated in the previous application for this property. The islands that are shown in the cul de sac's we want to maintain that they have rolled curbs and not substantial plantings on them or no boulders, rocks or anything that could encumber our firetrucks. No report on Item 5(b). Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

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Mr. Kolick – Thank you Mr. Chairman. On Item number 4, you are in a position to act on it. Under Item 5 the final subdivision, we have the Posting Ordinance signed by the applicant, they will be paying the recreation fee with the Building Permits since they have no recreation within the subdivision. Item a should be made subject to the Fire Department and the Engineering Reports and clearing up title for the assignment of the sanitary sewer easements over to the City. The applicant is aware of it. I have been in touch with their attorney. You will be in a position to act on it with those contingencies. Item b has the same contingency of clearing the title to have the sanitary sewer easements assigned. These are the sanitary sewers that go with the subdivision out to Alameda. Those conditions need to be added to any approvals. Then this will go to City Council. Thank you.

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

Mrs. Walker – Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Revised Overall Preliminary Subdivision Plan approval of 81 Cluster Sublots located on the north side of Westwood Drive, across from Hollo Oval, PPN 392-24-002, 006 zoned RT-C.

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 Final Subdivision Plan approval of the Edgebrook Subdivision Phase 2 consisting of 42 Cluster Sublots; property located on the north side of Westwood Drive, across from Hollo Oval, PPN 392-24-002, 006 zoned RT-C, subject to the Engineering and Building Department Reports and clearing title for the filing of the sanitary sewer assignment of easements.

Mr. David– Second.

Mr. McDonald – Secretary please call the roll.

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Roll Called

All Ayes

APPROVED

Mrs. Walker – Mr. Chairman.

Mr. McDonald – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Tax Split Map approval for 42 Cluster Units for Edgebrook Subdivision, Phase 2, PPN's 392-24-002 and 006 zoned RT-C, subject to clearing title for the filing of the sanitary sewer assignment of easements.

Mr. David– Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

CROWN CASTLE / Wes Howarth, 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 removal of 4 antennas and the addition of 1 new antenna and 1 new antenna mount for the Crown Castle co-location on an existing telecommunications tower located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

Mr. McDonald – Item Number Six, Crown Castle, please step forward and state your name and address for the record.

Mr. Knabe – Michael Knabe, 1003 Thorn Run Road, Coraopolis, Pennsylvania 15108.

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 fenced compound, there are no zoning setback issues associated with this request and approval is recommended. From Engineering there is no report on Item a, and Item b is in approvable form. Thank you.

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Mr. McDonald – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mr. Chairman. From the Building Department, there is no report on Item a and Item b the plans are in approvable form subject to the applicant providing evidence of an existing removal bond that is currently in place and active or supplying the City Law Department with a new removal bond in the sum of \$25,000.00 and in accordance with 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 on Item a or Item b. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We can act on Item a, and Item b if approved should be made subject to the receipt of a removal bond or confirmation of a bond in place. Thank you.

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

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.

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Mrs. Walker – I move to give favorable consideration for Site Plan approval for the removal of 4 antennas and the addition of 1 new antenna and 1 new antenna mount for the Crown Castle co-location on an existing telecommunications tower located at 18900 Boston Road, PPN 397-26-001 zoned General Business, subject to receipt or confirmation of any existing removal bond in the sum of \$25,000.00.

Mr. David– Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – Is there 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.

Greg McDonald, Chairman

Carol M. Oprea ✓

Carol M. Oprea, Recording Secretary

Approved