

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 9, 2015

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, April 9, 2015 at 7:30 p.m.**

Present: Planning Commission Members: Charlene Barth, Chairwoman, Mary Jane Walker, and Brian David; Mayor Thomas P. Perciak; Administration: Assistant Law Director, Daniel Kolick, City Engineer, Ken Mikula, Assistant Building Commissioner, Keith Foulkes, and Fire Department Representative, Randy French.

The following was discussed:

VALVOLINE INSTANT OIL CHANGE: Mrs. Oprea stated that this request is for a Conditional Use Permit to construct and operate a Valvoline Instant Oil Change on the subject site, which is located on the west side of Pearl Road and is zoned GB General Business. From the City Planner Section 1258.03(b)(6) permits automotive service centers to be located in the GB General Business district provided that such uses obtain a conditional use permit as provided in Section 1242.07. The proposed operation complies with the definition of an automotive service center as set forth in Section 1240.08(c)(2)(C). That definition clearly includes oil changes and other minor repair work. It is anticipated that this use will share the existing driveway access with the funeral home and that there would not be an additional curb cut on Pearl Road. The Planning Commission will need to determine whether the proposed use complies with the general standards for Conditional Use Permits in business districts as set forth in Section 1242.07(b)(2). Mr. Mikula stated that from the Engineering Department there is no report. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there is no report from the Fire Department. Mr. Kolick stated that we will have the Public Hearing. This is a fairly new law that allows this use as a Conditional Use. I will read you the standards out on the floor. Some of those standards are; is it compatible with the neighborhood, is it a need in the neighborhood given the other uses around it, that is just some of them and I am just paraphrasing. I will read them out on the floor and you will need to make a determination if it is an appropriate use for that property. It is not an allowed main use, it does not come in as allowed as a matter of right. That is why you have conditional uses, so you determine, if at this particular location it is a proper use. So, you will have the Public Hearing, I'll read you the standards and you need to make a determination. Mrs. Barth asked if there was any intended use for the other side of the property to be developed in the future. Mr. Jardine stated that there was not as of now. Mrs. Barth asked if there was in the future. Mr. Jardine stated that if this works, I can't say what will happen in the future but if this works, we will want to leave some openness to see the building and we will plan for some kind of development there but it won't be a building per se. Mr. Kolick stated that we should get those comments on the floor too so that it will be on record.

Planning Commission Minutes
April 9, 2015
Page 2

MILOR KNOWLTON, LLC: Mrs. Oprea stated that this proposal is for approval of a lot split and consolidation plat that would create two (2) building parcels. Parcel B1 would be 1.6372 acres in area with frontage on Knowlton Parkway, a private street. Parcel C would be 1.1022 acres with frontage on Pearl Road. Both parcels are zoned General Business. The purpose of the split is to accommodate the development of the Goodyear Tire Store on the Parcel C and the Goodwill Store on Parcel B1. From the City Planner, the resulting parcels will both be in excess of an acre in area and will comply with all of the minimum lot requirements of the General Business Zoning District. The Board of Zoning Appeals previously granted a variance to permit Parcel B1 to have frontage on a private street in lieu of on a dedicated public street. Approval is recommended. Mr. Mikula stated that from the Engineering Department the plans are in approvable form. Mr. Foulkes stated that there is no report from the Building Department. Mr. French stated that there is no report from the Fire Department. Mr. Kolick stated that if you recall, what we did is grant this parcel split for the 5/3 Bank, the Goodyear and the other parcel that had the medical building in the rear. Their proposal is to knock down this building and put a Goodwill building here. They had to redo the parcel here so basically they are “z” ing out, removing this line, adding a line here. You will see with the next two items, the original plan was to have a retention basin in that area. Because of what they are doing with the lot now, they no longer have that room to do it. So their new proposal will be to have underground retention here but still have the same Goodyear use that was here before, they are proposing to leave it here but they have to redo the parcel split in order to do that. I don’t have a problem with the split, as the Planner says, this one meets the code. Should the Commission act on this matter this evening any approval should be made subject to the receipt of the cross easements by the Law Department. Mrs. Barth asked about the location of Knowlton Parkway. Mr. Kolick stated that there was also a driveway that goes down the middle of the property from Pearl Road. This lot does not front on there, that is the problem. Knowlton Parkway is a private road but it does have ingress and egress through this middle driveway as well as through here. You will see it on the other plans when they bring it in. This is just the split plan. If you are going to grant it, it needs to be made subject to the cross easement agreements, the applicant is aware of it. They have given me a form that I have approved. They just need to get the signatures. Mayor Perciak stated that the way that this works the underground retention is more desirable and it works better this way.

GOODYEAR TIRE: Mrs. Oprea stated that the first plan is the previous approval for comparison purposes. The previous approval was granted January 15, 2015. Mr. Kolick stated that what the Commission was mainly going to be looking at is, retention is out of here. The trash was moved to another location. Mr. Mikula stated that there was also some minor reconfiguration of the parking lot. The new plan is similar, the retention, they are proposing to move onto the Goodwill parcel. It is going to be

Planning Commission Minutes
April 9, 2015
Page 3

underground in this area. Mrs. Oprea stated that this proposal is for revised site plan approval to construct a Goodyear Tire facility. The site is zoned General Business. A Conditional Use Permit was previously granted for this facility with a slightly different site plan. The applicant proposes to construct a single story building of 6,250 square feet with a small retail sales area and seven (7) service bays. Access is via two driveways on Knowlton Parkway. There is no curb cut onto Pearl Road. The site plan indicates cross access, parking, and storm drainage easements with the proposed Goodwill Store to the rear. The proposed building orientation has not changed, however, the parking lot has been redesigned to accommodate access to the Goodwill parcel and the enclosed dumpster area has been relocated. The detention basin shown on the previous site plan has been eliminated and storm water management is now underground. From the City Planner the proposed site plan appears to comply with all of the requirements of Section 1258.14 as indicated on the box score and approval of the revised site plan is recommended. Mr. Kolick stated that when they are talking about no direct access onto Pearl, they are talking directly from their parcel. There is the common drive that they will continue to have access onto Pearl Road off that common drive. It is just that we are not running a separate driveways out onto Pearl, which is what we wanted them to do. Mr. Mikula stated that from the Engineering Department the plans are in approvable form subject to a final review. Mr. Foulkes stated that the plans were in approvable form subject to all the rooftop units being screened. 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 but that any approval forthcoming should be made subject to the Engineering report and subject to those cross easements that I need because the drainage is on a separate parcel and subject to the Building report.

GOODWILL: Mrs. Oprea stated that this proposal is for site plan approval to construct a Goodwill store. The site is zoned General Business. The applicant proposes to construct a single story building of 15,556 square feet. Access to the subject site is via a driveway off of Knowlton Parkway and shared access drives across the adjacent Goodyear Tire site. The Goodyear access is also from Knowlton Parkway. There is no curb cut onto Pearl Road. The site plan indicates cross access, parking, and storm drainage easements with the proposed Goodyear store. Storm water management is proposed to be placed underground. The site plan includes a covered drop-off for donations located on the north side of the building facing Knowlton Parkway. The loading dock is on the west side of the building where it is buffered by the garages for the adjacent apartment complex. Since all of the truck and donation traffic will enter the site from Knowlton Parkway and turn right, the applicant has included a screen wall along the western property line to block headlights and provide privacy for the adjacent apartment building. The wall extends back to the first garage building. From that point the garages provide screening. Although the frontage of the lot is on Knowlton

Planning Commission Minutes
April 9, 2015
Page 4

Parkway, the building is oriented so that the front entrance faces Pearl Road. The building is approximately 23 feet in height with a tower feature located on the northeast corner of the building that extends to 51.67 feet in height. From the City Planner the proposed site plan appears to comply with all of the requirements of Section 1258.14 with the exception of the setbacks from Knowlton Parkway. The Board of Zoning Appeals granted a variance in 2012 to permit this parcel to have its frontage on the private street. Section 1258.11(a) requires a front yard building setback of 80 feet and a front parking setback of 30 feet. The proposed building is located 65 feet from the property line abutting Knowlton Parkway. The proposed drop-off canopy extends to within 35 feet of the front (northern) property line. Since the Zoning Code establishes that the setback is measured to the front wall of the building, we have traditionally permitted unenclosed canopies, overhangs, and porte cocheres to extend a short distance into the required setback. It should be noted that the adjacent Fifth Third Bank recently received site plan approval that places the new bank building at 57 feet from Knowlton Parkway. While Knowlton Parkway was the side yard for the bank building, which has frontage on Pearl Road, the proposed placement of the Goodwill Store would be consistent in appearance and visual impact with the setback of the adjacent bank building. This plan would require front yard building setback variances. The main building is at 65 feet and the required is 80 feet. The canopy is at 35 feet and the required is 80 feet. It would also require a variance for parking setback. The front parking setback is at 10 feet and the required is 30 feet. Given the necessity for variances, this application will need to be referred to the Board of Zoning Appeals. Mr. Mikula stated that from the Engineering Department the plans are in approvable form subject to the Board of Zoning Appeals granting the necessary variances. Mr. Foulkes stated that from the Building Department the plans are in approvable form subject to the rooftop screening. We would also like to see indicated on the drawings, an accessible route, which I believe might have been submitted to ARB, although it is not on the civil plan. Mr. Modic stated that he was updating that. Mr. Foulkes stated that there needed to be clarification on the dumpster. They have a compactor and I am not sure if all their trash would go into that. The representative for Goodwill stated that it all goes into the compactor or out on a truck but that the site does not have a dumpster. Mr. French stated that from the Fire Department we have a couple of concerns. You are showing the fire vault over here fronting on Knowlton Parkway. We have a real challenge with the trucks with the islands there, it is really bad egress getting our trucks around those. The squad could barely make it down the street. This drive is useless to us if those islands stay. It would be nice if we could remove this first island, then they could make the turn into the drive. Mr. Catan stated that it is a private street but that they could try. It is controlled by the apartment building. Mr. Kolick stated that if it could not be removed maybe they could at least cut the islands back so that we can get the equipment moving in there. Mr. French stated that with the vault located back here, we have an access to a hydrant over here. Again, one of our larger trucks would have to

Planning Commission Minutes
April 9, 2015
Page 5

stay at the vault, it would be great if we could put the vault out here on Pearl Road and eliminate that concern completely. We know that we have another access through that road. That would solve a lot of problems. Mr. Catan stated that they would do that. Mr. Kolick asked Mr. Catan to get with the Fire Department and come up with the best plan. Mr. French stated that Knowlton Parkway was a challenge for us to use. Mr. Catan stated that they would address it. Mr. Kolick stated this matter would need to be denied and sent to the BZA and it would go directly to a Public Hearing in an effort to keep things moving.

KELLY & PAUL GIBSON: Mrs. Oprea stated that this proposal is for approval of a lot split and consolidation plat that would combine two (2) existing parcels with frontage on West 130th Street and then split them to create one large parcel (Lot A) containing 5.5 acres a smaller rear parcel (Lot B) consisting of 27,069 square feet. The subject site is zoned R1-75 Single Family Residential District. From the City Planner the plat as submitted is not in an approvable form. The plat does not comply with Section 1232.01 Continuation of Streets and Improvements, nor does it comply with Section 1232.02 Streets. The failure to connect the existing stub streets is also not consistent with the City's Master Thoroughfare Plan. In addition, proposed Lot B would not have the required 75 feet of frontage on a public right-of-way as required by Section 1252.05 of the Zoning Code. Since the plat does not conform to the provisions of the Subdivision Regulations and Zoning Code, it cannot be approved as presently designed. The applicant will need to revise the plat to show the street connection. It is recommended that this application be denied. Mr. Mikula stated that from the Engineering Department the plat is not in approvable form for the reasons set forth in the report of the City Planner. Mr. Foulkes stated that there is no report from the Building Department. Mr. French stated that there is no report from the Fire Department. Mr. Kolick stated that we don't have a problem if they want to consolidate these lots but right now this lot goes all the way back here. We can't do this, this lot doesn't comply with our code and it will dead end this road that comes in from the west and Maplebrook. We don't have authority to grant what they are asking us to do. Mr. Gibson stated that would like to know what the alternative would be. Mr. Mikula stated that he met with the Gibson's prior to the meeting. They spoke with the City Planner. If they get denied here they do have the ability to ask for a variance should they want to move forward. They were also considering just a consolidation. Mayor Perciak asked the Gibson's what they were trying to accomplish. Mr. Gibson stated that they bought the two properties and were going to build a house facing W. 130th. That back piece is so far back that they were trying to sell it and get something from that back piece. Mayor Perciak stated that there was a stub street back there. Mr. Kolick stated that they would have to find a way to continue the road through there. Mrs. Gibson stated that they were told that the City does not want a road there. Mr. Kolick stated that was more likely the opinion of the residents and not the City. If they wanted to just consolidate the two parcels and leave the back the way it is now, that is fine. That will accomplish what you want to do, allow

Planning Commission Minutes
April 9, 2015
Page 6

you to get your house on it and then you can consider later what you want to do with that back piece. That way it would not hold you up on the construction of your home. This is already one lot now. Mayor Perciak stated that the stub street has always been a controversy with the neighbors there. If you want to consolidate the two big parcels and build a house on it, then it would be okay. Mrs. Gibson asked if a drive could come off that and make it a buildable lot. Mr. Kolick stated that it would not be a buildable lot because it does not meet our street frontage, the street frontage has to be 75' on a dedicated road. You can't get that on this parcel. My suggestion is that if you want to get something approved tonight, we can "z" out this line and just approve this plat with this connection. Mr. Mikula stated that he had no problem with that. Mr. Kolick stated that it could be done and they would have to submit a revised plan to file with the County and that would keep them moving. We will just approve you for the consolidating of the two lots. We will have them initial the plan and date it. You can have you engineer draw a new plat.

CLARK RELIANCE CORP: Mrs. Oprea stated that this proposal is for site plan approval to construct two additions to the existing building. The applicant is proposing an 11,413 square foot expansion of the manufacturing area and an 11,263 square foot office addition. The resulting building will have a total area of 120,312 square feet with 103,021 square feet of ground coverage. The subject site is zoned General Industrial District. From the City Planner the locations of the additions will effectively change the front façade of the building facing Foltz Industrial Parkway as well as the southern elevation facing Commerce Parkway. The manufacturing addition will be 20 feet in height, while the office addition is 26.7 feet in height. The building will conform to all of the area and setback requirements of the General Industrial Zoning District and site plan approval is recommended. Mr. Mikula stated that from the Engineering Department the plans are in approvable form subject to a final review. Mr. Foulkes stated that from the Building Department that there is no report. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission could act on this matter this evening but any approval forthcoming should be made subject to the Engineering Report.

ORDINANCE 2015-057: This ordinance was not discussed in Caucus.

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

Roll Call:

Members Present: Mrs. Barth
Mrs. Walker
Mr. David
Mayor Perciak

Also Present: Mr. Foulkes, Asst Bldg. Com.

Mr. Mikula, City 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, Mr. Stehman and Mr. Maloney for just cause.

Mr. David – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

REVISED AGENDA

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

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

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 March 26, 2015. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

VALVOLINE INSTANT OIL CHANGE, Jason Jardine, Agent

Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07 and 1258.03(B)(6) to permit a Valvoline Oil Change Center to be located on Pearl Road, PPN 393-27-108 zoned General Business.

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

Mr. Jardine – Jason Jardine, 17804 Fox Hollow, Strongsville, Ohio. I am in favor of this project.

Mr. Gilbertson – Mark Gilbertson, 12523 9th Avenue North, Maplegrove, Minnesota. I am for 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, Mr. Mikula.

Mr. Mikula – Thank you Mrs. Chairwoman. From the City Planner, Section 1258.03(b)(6) permits automotive service centers to be located in the General Business District provided that such use is obtained by way of a Conditional Use Permit as provided in Section 1242.07. The proposed operation complies with the definition of an automotive service center as set forth in Section 1240.08(c)(2)(C). That definition clearly includes oil changes and other minor repair work. It is anticipated that this use will share the existing driveway access with the funeral home and that there would not be an additional curb cut on Pearl Road. The Planning Commission will need to determine whether the proposed use complies with the general standards for Conditional Use Permits in business districts as set forth in Section 1242.07(b)(2). 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.

Planning Commission Minutes

April 9, 2015

Page 9

Mr. Kolick – Thank you Mrs. Chairwoman. The proposal is to put the Valvoline in front of the existing funeral home on the north side of the driveway. This is not a permitted use as a matter of right in the General Business District. However, as noted by the City Planner, it is a permitted use only as a conditional use, if you feel that the applicant has established and met the following standards, and I will read those standards to the Commission as they are set out in the Code and as noted on your Agenda under 1242.07. The first standard is A. that the proposed use is necessary to service the community needs and existing similar facilities located in a less restrictive or more remote district in which the use may be permitted by right are currently inadequate. B. The proposed use is not closer than appropriate in the particular situation to schools, churches and other places of assembly. The funeral home is a place of assembly as defined under our Code. C. The location, extent and intensity of the proposed use shall be such that its operation will not be objectionable to nearby dwellings by reason of greater noise, smoke, dust, odors, fumes, vibrations or glare than is normal or is permitted by the performance standards of the district. D. The proposed use will form a harmonious part of the Business, Research, Service and Industrial District, taking into account, among others, convenience of access to and relationship of the proposed use to other permitted uses in the district; E. The proposed use will be permitted in the proposed district rather than one in which it is permitted by right. Understand, this is permitted by right but only in a Motorist Service District, continuing on, because the applicant has demonstrated in its application to the Planning Commission that the proposed use is of only such limited nature and extent as is required to serve the needs of the district, or, when determined applicable by the Planning Commission, the needs of the community; and lastly F. The hours of operation and concentration of vehicles in connection with proposed use will not be more hazardous or dangerous than the normal traffic of the district. If you feel that it meets those standards then it would be appropriate to vote in favor of the matter. If you feel it does not meet those standards it would be appropriate to vote against the matter.

Mrs. Barth – Are there any questions or comments? I just have a comment. I've been on Planning Commission and served with the Planning Commission over 30 years. I see people out in the audience that I have dealt with for many many years. This board is an objective board and you have to make a decision based on the law. When I went through Section 1242.07, I read each line item and I try to adapt that to it. The biggest concern I see here is the access into the property because it is the same access that the funeral home is using and because of the type of operation and the assembly of people. I think the other thing is we have Auto Zone, Goodyear, Firestone, Pete Baur, all down in the vicinity that is not very far from this area. I just want to point that out. I would like to ask Jason a question. When you designed and laid out your funeral home, did you have intention of developing that land in front and did you

Planning Commission Minutes
April 9, 2015
Page 10

consider when you planned out the street and access to discuss development in front of your property?

Mr. Jardine – Yes, absolutely, we had intentions and a funeral home is what we refer to as a destination business. These are good questions because I want to make sure that everyone has a good understanding of this because I initially did not think it was such a good project and I wanted to first address, yes, we did have plans. That is why we built the funeral home further back, to allow that frontage to be developed. How and when and for what, at that time we had no plans at all. I remember that we spoke a lot about that at the time that we constructed the funeral home. In regards to the actual site plan that was approved we had two buildings or three buildings on the property. Two in front and then the funeral home in the back. That site plan was approved by the Planning Commission about 8 years ago.

Mrs. Barth – At the same time it was under the zoning requirements that you had developed your plan under, you knew what the zoning requirements were, correct?

Mr. Jardine – Certainly, yes. So then I wanted to address the access. This is not something that we decided on our own. We've gotten a lot of consultation on this. We are actually, if not already, a year into this in the planning part of this and checking out everything. I may be just coming a year later because last spring was when we were approached and did not consider this. After some more discussion and consideration we've learned that it was a good fit for the property. The reason being is one, it is service; two, it's the service to the same kind of target market that we try to reach from the funeral home. So those were good fits. The access was another big consideration because I know from other development projects how important that it is, having ingress, egress off of major roads. The ingress/egress without putting in another curb cut and now I more understand that and feel that this is even more important that this project fits there because the access and cars coming in and out obviously is an issue where we don't have access onto Pearl Road from that portion of the property, they will use our drive. This particular project, one of the things that we liked about it the most is the amount of volume of traffic and how little it produces by the day and week. The other part of it was the timing of when that traffic exists. I think that their standard is 30 automobiles a day and so there is not much that we can consider in development there that is only going to create 30 cars a day in traffic and it is more particular how that traffic is produced. It is not a constant stream, those cars are released every 10 minutes or however long the oil change takes. That was a big plus for this project. The other one that I wanted to address was the uses. All those other uses, we know exist, they know exist, because they have done their market research on competition and what not. The reality of this is that this particular use is not that, not all those other projects and other automotive repair centers. I get my car fixed and serviced and

Planning Commission Minutes
April 9, 2015
Page 11

repaired locally at Marathon. Al in there, the mechanic, he heads up the mechanic part of it there and refers me to an oil change place because for how long they have to keep my car, how much they charge me for the oil change and the trouble of me coming back and forth and dropping the car off, etc, etc. he tells me to go use the Pennzoil across the street. This is where this fills that need. You don't have to drop your car off for the whole day or afternoon, it's just 10 minutes, you come in, they service it, it is very clean. I don't know how, if those are the only 2 items, we are obviously prepared to address a lot of the other concerns but I also want to say and add a third one was the appearance of the building. By this not being those other repair centers and vehicles are fixed sometimes, a lot of the time vehicles stay overnight, that does not happen at this service station, they are not repairing cars, they do not have to wait on parts etc. The portion that I wanted to share with you was the part of them not being those other centers. Have you had a chance to look at the color rendering of the building?

Mrs. Barth – Yes, I saw it.

Mr. Jardine – You can tell just by looking at it, it is not a typical car repair place that we may be used to. I do understand these concerns and it was something that we addressed with them well ahead of time and they answered. At this point, I think that I don't want to go into too much of what I have to say if I have answered your questions or concerns.

Mrs. Barth – Are there any other questions from anybody? Hearing none, I would entertain a motion for Valvoline Instant Oil Change.

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 1242.07 and 1258.03(B)(6) to permit a Valvoline Oil Change Center to be located on Pearl Road, PPN 393-27-108 zoned General Business.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Nays

DENIED

NEW APPLICATIONS:

MILOR KNOWLTON, LLC/ Tim Dean, Agent

Parcel Split and Consolidation of PPN's 393-31-009 and 010 located on the west side of Pearl south of Knowlton Parkway, zoned General Business.

Mrs. Barth – Item Number Two, Milor Knowlton, LLC, please step forward and state your name and address for the record.

Mr. Dean – Tim Dean, 13000 Darice Parkway, Strongsville, Ohio. I am here for a parcel split and consolidation of PPN's 393-31-009 and 010 located on Pearl Road.

Mrs. Barth – Thank you, we will now listen to the Administrative Reports, Mr. Mikula.

Mr. Mikula – Thank you Mrs. Chairwoman. From the City Planner, the resulting parcels will both be in excess of 1 acre in area and will comply with all the minimum lot requirements of the General Business Zoning District. The Board of Zoning Appeals previously granted a variance to permit Parcel B1 to have frontage on a private street in lieu of on a dedicated public street. Approval is recommended. From Engineering the plans are in approvable form. 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. If you act favorably on this, it needs to be made subject to receipt of the final storm water system cross access easement by my office. The applicant is aware of this.

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

Mrs. Walker – Mrs. Chairwoman.

Planning Commission Minutes
April 9, 2015
Page 13

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Parcel Split and Consolidation of PPN's 393-31-009 and 010 located on the west side of Pearl south of Knowlton Parkway, zoned General Business, subject to receipt of the final storm water system cross access easement by the office of the Assistant Law Director.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

GOODYEAR TIRE/ Tim Dean, Agent

Revised Site Plan as previously approved by Planning Commission on January 8, 2015 to permit a 6,305 SF Goodyear Tire and Oil Change Center to be located at 16180 Pearl Road, PPN 393-31-010 zoned General Business. **ARB Favorable Recommendation 3-3-15.*

Mrs. Barth – Item Number Three, Goodyear Tire, Mr. Dean remains at the microphone.

Mr. Dean – We are here to get approval on a revised site plan which was previously approved on Planning Commission on January 8, 2015 to permit a 6,305 SF Goodyear Tire and Oil Change Center.

Mrs. Barth – Thank you, we will now listen to the Administrative Reports, Mr. Mikula.

Mr. Mikula – Thank you Mrs. Chairwoman. From the City Planner, the proposed site plan appears to comply with all the requirements of section 1258.14 as indicated on the box score and approval of the revised site plan is recommended. From Engineering the plans are in approvable form subject to a final review. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, the plans are in approvable form subject to sufficient screening of any roof top units and a plan review in accordance with the Ohio Building Code. I would also like to note that the ARB gave Favorable Recommendation on March 3, 2015. Thank you.

Mrs. Barth – Mr. French.

Planning Commission Minutes
April 9, 2015
Page 14

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. We are in a position to act on this matter subject to three contingencies, the Engineering, Building Department reports and the receipt of the cross easements by my office.

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

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Revised Site Plan as previously approved by Planning Commission on January 8, 2015 to permit a 6,305 SF Goodyear Tire and Oil Change Center to be located at 16180 Pearl Road, PPN 393-31-010 zoned General Business subject to the reports of the Building and Engineering Departments and the receipt of the cross easements by the Assistant Law Director.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

GOODWILL/ Tim Dean, Agent

Site Plan approval of a 15,500 SF Goodwill Store to be located at 16180 Pearl Road, PPN 393-31-009 and 010 zoned General Business. **ARB Favorable Recommendation 3-3-15.*

Mrs. Barth – Item Number Four, Goodwill, Mr. Dean remains at the microphone.

Mr. Dean – Looking for a favorable recommendation for site plan approval of a 15,500 SF Goodwill Store to be located at 16180 Pearl Road.

Mrs. Barth – Thank you, we will now listen to the Administrative Reports, Mr. Mikula.

Planning Commission Minutes
April 9, 2015
Page 15

Mr. Mikula – Thank you Mrs. Chairwoman. From the City Planner, the proposed site plan appears to comply with all the requirements of Section 1258.14 with the exception of the setbacks from Knowlton Parkway. The Board of Zoning Appeals granted a variance in 2012 to permit this parcel to have its frontage on a private street. Section 1258.11(a) requires a front yard building setback of 80 feet and a front parking setback of 30 feet. The proposed building is located 65 feet from the property line abutting Knowlton Parkway. The proposed drop-off canopy extends to within 35 feet of the front-northerly property line. Since the Code establishes that the setback is measured from the wall of the building we have traditionally permitted unenclosed canopies, overhangs, and porte cocheres to extend a short distance into the required setback. It should be noted that the adjacent Fifth Third Bank recently received site plan approval that places the new bank building at 57 feet from Knowlton Parkway. While Knowlton Parkway was the side yard for the bank building, which has frontage on Pearl Road, the proposed placement of the Goodwill Store would be consistent in appearance and visual impact with the setback of the adjacent bank building. This plan would require front yard building setback variances. The main building is at 65 feet and the required is 80 feet. The canopy is at 35 feet and the required is 80 feet. It would also require a variance for parking setback. The front parking setback is at 10 feet and the required is 30 feet. Given the necessity for variances, this application will need to be referred to the Board of Zoning Appeals. The plan will require a variance from the front yard building setback for both the building and canopy as well as a variance for the parking setback. Given the necessity for variances, this application will need to be denied and referred to the Board of Zoning Appeals. From Engineering the plans are in approvable form subject to the Board of Zoning Appeals granting the necessary variances and a final review by the Engineering Department. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, the plans are in approvable form subject to sufficient screening of any rooftop units and an accessible route provided from the public way, also subject to a plan review in accordance with the Ohio Building Code. I would also like to note that the ARB gave Favorable Recommendation to this project on March 3, 2015. Thank you.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, on these initial plans the fire line vault is shown connected to the water line on Knowlton Parkway. This area, because of existing islands and roadway, is difficult for fire truck access and this building would be better served by having the fire line connected to Pearl Road water line allowing the Fire Department to stage an apparatus on Pearl Road. The Fire

Planning Commission Minutes
April 9, 2015
Page 16

Department is open to meeting with the applicant to work out these issues with the fire line. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We will need to deny this tonight so that they can proceed to the Board of Zoning Appeals for the 3 variances that they are going to need. In the meantime though they can come up to City Hall and work out the issues with the Fire Department. Also, as mentioned in Caucus, see what you can do with the owner of the premises on cutting back and/or removing those islands so that it will be a better plan for customers access to Goodwill as well as the City service vehicles getting in and out of there. With that you will need to deny the site plan approval tonight. Thank you.

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

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Site Plan approval of a 15,500 SF Goodwill Store to be located at 16180 Pearl Road, PPN 393-31-009 and 010 zoned General Business.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Nays

DENIED

KELLY & PAUL GIBSON/ Paul Gibson, Principal

Parcel Split and Consolidation of PPN's 398-11-002 and 003 located at 9490 and 9452 West 130th Street zoned R1-75.

Mrs. Barth – Item Number Five, Kelly & Paul Gibson, please step forward and state your name and address for the record.

Mr. Gibson – Paul Gibson, 6428 Nelwood Road, Parma Hts, Ohio.

Planning Commission Minutes
April 9, 2015
Page 17

Mr. Kolick – In Caucus we revised this plan so that it would comply with the Code. We had Mr. Gibson sign off on the plat and for now they will just consolidate the two lots and they understand that in order to do anything with the back of the lot they would have to come back before Planning Commission to do so. They just need to get the new revised drawings over to the Engineering Department to sign off on. There are no other reports so we can go ahead and act on it. Thank you.

Mr. Kolick – Thank you Mrs. Chairwoman

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for Kelly and Paul Gibson.

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for the Consolidation of PPN's 398-11-002 and 003 located at 9490 and 9452 West 130th Street zoned R1-75, pursuant to the new plans being submitted.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

CLARK RELIANCE CORP./ Michael Novachek, Agent

Site Plan approval of a 23,621 SF addition to the existing Clark Reliance building located at 16633 Foltz Parkway, PPN 394-03-002 zoned General Industrial. **ARB Favorable Recommendation 4-7-15.*

Mrs. Barth – Item Number Six, Clark Reliance Corp., please step forward and state your name and address for the record.

Mr. Novachek – Mike Novachek, Ray Fogg Builders, 981 Keynote Circle, Suite 15, Cleveland, Ohio 44131.

Mrs. Barth – Thank you, we will now listen to the Administrative Reports, Mr. Mikula.

Mr. Mikula – Thank you Mrs. Chairwoman. From the City Planner, the location of the addition will effectively change the front façade facing Foltz Industrial Parkway as well

Planning Commission Minutes
April 9, 2015
Page 18

as the southern elevation facing Commerce Parkway. The manufacturing addition will be 20 foot in height while the office addition is 26.7 feet in height. The building will conform to all of the area and setback requirements of the General Industrial Zoning District and approval is recommended. From Engineering the plans are in approvable form subject to a final review. Thank you.

Mrs. Barth – Thank you, Mr. Foulkes.

Mr. Foulkes – Thank you Mrs. Chairwoman. From the Building Department, the plans are in approvable form subject to a review in accordance with the Ohio Building Code. 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. If approval is forthcoming it should be made subject to the Engineering Department this evening.

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

Mrs. Walker – Mrs. Chairwoman.

Mrs. Barth – Mrs. Walker.

Mrs. Walker – I move to give favorable consideration for Site Plan approval of a 23,621 SF addition to the existing Clark Reliance building located at 16633 Foltz Parkway, PPN 394-03-002 zoned General Industrial, subject to the report of the Engineering Department.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

Planning Commission Minutes

April 9, 2015

Page 19

ORDINANCE NO. 2015-057:

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 vacant real estate located on Westwood Drive (PPN 396-10-016) in the City of Strongsville from GB (General Business) Classification to R-RS (Restaurant-Recreational Service) Classification, and Declaring an Emergency.

Mrs. Barth – Mr. Kolick.

Mr. Kolick – Thank you Madam Chairwoman. This is the parcel on Westwood Road to the east of the Strong House. They are proposing to rezone it as part of the consolidation and cleanup of that whole section in the center of town. The proposal is for a free standing restaurant use, an ice cream shop. We are in a position to act on it this evening. The only thing I would like to point out to the applicant is that it will not meet our minimum acreage requirement and will probably take, just looking at the shape and depth, a number of variances to develop it. So just be aware that you will most likely, no matter what you do with it, have to go through the Board of Zoning Appeals so be aware of that in advance. As a practical matter, it doesn't meet the General Business District lot width now either so the lot is already there so I don't see any harm in rezoning it. That decision is up to the Commission.

Mrs. Barth - ORDINANCE NO. 2015-057. 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 vacant real estate located on Westwood Drive (PPN 396-10-016) in the City of Strongsville from GB (General Business) Classification to R-RS (Restaurant-Recreational Service) Classification, and Declaring an Emergency.

Mrs. Walker – Move to give favorable consideration.

Mr. David – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

Mrs. Barth – Is there any other business to come before this Commission this evening? Seeing none, we are adjourned.

Charlene Barth, Chairman

Carol M. Oprea 

Carol M. Oprea, Recording Secretary

Approved