

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 27, 2017

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, April 27, 2017 at 7:45 p.m.**

Present: Planning Commission Members: Charlene Barth, Chairwoman, Gregory McDonald, Mary Jane Walker and Brian David; Mayor Thomas P. Perciak; City Council Representative, Michael Daymut; Administration: Assistant Law Director, Daniel Kolick and Fire Department Representative, Randy French.

Mr. Stehman stopped by to tell the Commission that he enjoyed working with everybody. I am officially retiring.

The Commission wished Mr. Stehman well in his retirement.

The following was discussed:

ROOTS YOGA: Mrs. Oprea stated that this application is for a Yoga Studio in the plaza at Albion and Prospect Roads. From the City Planner the subject site is zoned Local Business. Section 1258.02(b) permits main uses listed in General Business District to be located within the Local Business District with a Conditional Use Permit. Yoga facilities are specifically permitted as a main use in the General Business District provided they are less than 5,000 square feet in area and obtain a Conditional Use Permit. The applicant is not proposing any changes to the footprint of the building or to the parking lot; therefore no site plan approval is required. There is no change to the parking requirement for the center. It is recommended that the Commission grant the Conditional Use Permit. From Engineering there is no report. From the Building Department there is no report. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission was in a position to act on this tonight.

VERIZON WIRELESS: Mrs. Oprea stated that this application is for Verizon Wireless, they are located at 15639 Royalton Road which is over near the Holiday Inn. From the City Planner, because the equipment is being mounted on the existing tower, there are no setback or other zoning issues associated with this application and approval is recommended. From Engineering there is no report on Item "a" and Item "b" is in approvable form. From the Building Department there is no report on Item "a" and Item "b" is in approvable form subject to confirmation by the Law Department that the removal bond for \$25,000.00 is in order and a plan review in accordance with the Ohio Building Code. Mr. French stated that from the Fire Department there is no report on Item "a" or "b". Mr. Kolick stated that they needed to show us their removal bond so just make Item "b" subject to that and this would need to go to City Council. These are on City owned property.

T-MOBILE: Mrs. Oprea stated that this application is for Verizon Wireless, they are located at 15711 Royalton Road which is over near the Holiday Inn. From the City Planner, because the equipment is being mounted on the existing tower, there are no setback or other zoning issues associated with this application and approval is recommended. From Engineering there is no report on Item “a” and Item “b” is in approvable form. From the Building Department there is no report on Item “a” and Item “b” is in approvable form subject to confirmation by the Law Department that the removal bond for \$25,000.00 is in order and a plan review in accordance with the Ohio Building Code. Mr. French stated that from the Fire Department there is no report on Item “a” or “b”. Mr. Kolick stated that they needed to show us their removal bond so just make Item “b” subject to that and this would need to go to City Council. These are on City owned property.

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

Roll Call:	Members Present:	Mrs. Barth Mrs. Walker Mr. McDonald Mr. Daymut Mr. David Mayor Perciak
	Also Present:	Mr. Kolick, Asst. Law Dir. Mr. French, Fire Dept. Rep, Carol Oprea, Recording Secy.

REVISED AGENDA

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to use the Revised Agenda for this evening.

Mrs. Walker – 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 23, 2017. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

ROOTS YOGA/ Jaimee Fiflander, Principal

Conditional Use Permit pursuant to Codified Ordinance Sections 1258.03(a)(3)(E), 1258.02(b) and 1242.07 to permit a 1,340 SF yoga studio to be located at 11037 Prospect Road, PPN 392-17-001 zoned Local Business.

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

Ms. Fiflander – Jaimee Fiflander, 11037 Prospect Road, Strongsville. I am in favor of this project.

Ms. Reed – Angela Reed, 11037 Prospect Road, Strongsville. I am in favor of this project.

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

Mrs. Oprea – Thank you Mrs. Chairwoman. From the City Planner the subject site is zoned Local Business. Section 1258.02(b) permits main uses listed in General Business District to be located within the Local Business District with a Conditional Use Permit. Yoga facilities are specifically permitted as a main use in the General Business District provided they are less than 5,000 square feet in area and obtain a Conditional Use Permit. The applicant is not proposing any changes to the footprint of the building or to the parking lot; therefore no site plan approval is required. There is no change to the parking requirement for the center. It is recommended that the Commission grant the Conditional Use Permit. From Engineering there is no report. 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.

Ms. Roth – Amanda Roth, I am with Crown Castle, 2000 Corporate Drive, Canonsburg, PA 15317. This is for minor modification to a cell tower at 15639 Royalton Road. They are looking to update one junction box and remove 3 RRH's and swap another 3 RRH's. They are the small radio boxes that sit behind the antennas and amplify the signal so they will be removing 3 and then they will be replacing another 3.

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

Mrs. Oprea – Thank you Mrs. Chairwoman. From the City Planner, because the equipment is being mounted on the existing tower, there are no setback or other zoning issues associated with this application and approval is recommended. From Engineering there is no report on Item "a" and Item "b" is in approvable form. From the Building Department there is no report on Item "a" and Item "b" is in approvable form subject to confirmation by the Law Department that the removal bond for \$25,000.00 is in order and a plan 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 on Item "a" or "b". Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We are in a position to act on these. Item "b" if approved needs to be made subject to confirmation of the removal bond. You need to confirm that removal bond is either in place or get us a new removal bond. If approved it would need to go to City Council, it is on City owned land. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – 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 15639 Royalton Road, PPN 399-02-005 zoned Public Facility.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval for the addition of 3 Dual Antenna Pipe Mounts and 3 RRH's and relocate 6 existing RRH's for the Verizon co-location on an existing telecommunications tower located at 15639 Royalton Road, PPN 399-02-005 zoned Public Facility subject to confirmation of the receipt of the removal bond by the City of Strongsville.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called All Ayes APPROVED

T-MOBILE/ Linda Zottola, 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 15711 Royalton Road, PPN 399-02-005 zoned Public Facility.
- b) Site Plan approval for the swapping of 3 A1M antennas for 3 A2M antennas, swapping all TMA for 3 TMAT and removing 2 FXVC and replacing with 3 FHFB's for the T-Mobile co-location on an existing telecommunications tower located at 15711 Royalton Road, PPN 399-02-005 zoned Public Facility.

Mrs. Barth – Item Number Three, T-Mobile, please step forward and state your name and address for the record.

Ms. Roth – Amanda Roth, I am with Crown Castle, 2000 Corporate Drive, Canonsburg, PA 15317.

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

Mrs. Oprea – Thank you Mrs. Chairwoman. From the City Planner, because the equipment is being mounted on the existing tower, there are no setback or other zoning issues associated with this application and approval is recommended. From

Engineering there is no report on Item "a" and Item "b" is in approvable form. From the Building Department there is no report on Item "a" and Item "b" is in approvable form subject to confirmation by the Law Department that the removal bond for \$25,000.00 is in order and a plan 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 on Item "a" or "b". Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. Like the previous one, we are in a position to act on these. Item "b" if approved needs to be made subject to confirmation from the applicant that a removal bond is in place or a replacement bond. Item "b" if approved would need to be forwarded to City Council. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – 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 15711 Royalton Road, PPN 399-02-005 zoned Public Facility.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval for the swapping of 3 A1M antennas for 3 A2M antennas, swapping all TMA for 3 TMAT and removing 2 FXVC and replacing with 3 FHFB's for the T-Mobile co-location on an

existing telecommunications tower located at 15711 Royalton Road, PPN 399-02-005 zoned Public Facility subject to confirmation of the receipt of the removal bond by the City of Strongsville.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mrs. Barth – First of all I would just like to comment on Mr. Stehman departing the Planning Commission, he was a good member and brought great value and we wish him the best of luck.

Mayor Perciak – Mrs. Chairwoman, regarding Mr. Stehman, I would have happily reappointed him, however, his travel schedule, he was unable to meet the Commission meeting times and he asked that his name be withdrawn.

Mrs. Barth - Any other business to come before this Commission this evening? Seeing none, we are adjourned.

Charlene Barth, Chairwoman

Carol M. Oprea 
Carol M. Oprea, Recording Secretary

Approved