

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

May 25, 2017

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, May 25, 2017 at 7:30 p.m.**

Present: Planning Commission Members: Charlene Barth, Chairwoman, Gregory McDonald, Brian David and Jim Kaminski; 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:

**PAINTING WITH A TWIST:** Mrs. Daley stated that this item is going in the Plaza by Big Lots at Lunn and Pearl. They are going in the vacant space in between the Dry Cleaner which I guess is not there anymore and the Chiropractor. From the City Planner there are no issues, parking is not a problem there. From Engineering there is no report. Mr. Foulkes stated that from the Building Department, there were a couple of questions for the applicant and we spoke to them and we are good, no issues. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that the Commission could act on this matter.

**JP MORGAN CHASE:** Mrs. Daley stated that this item is a lot split over at Pearl and Knowlton. This is for the proposed Chase Bank that we approved a couple of meetings ago. This split off the piece that the bank is on and leaving the back parcel with that existing building on it. So this did need a variance because this back parcel will not have any frontage on a dedicated road. We denied it a month ago, it went through the BZA, got their variance that they need so they are good to go with this plat. Mrs. Barth asked how there was access to that. Mrs. Daley stated that there was a drive here that is off of Knowlton, they already have curb cuts right now. They are providing access easements for utilities that cross as well as any kind of vehicular cross easements. Mr. Kolick stated that it still needed to be called a subdivision. Mrs. Daley stated that she did talk to their engineer today and they are going to change that to a subdivision and put on the clauses for Council. Mr. Foulkes stated that there was no report from the Building Department. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that he was working with the attorney and was still waiting for the final cross easements so any approval would need to be made subject to Engineering and Law's receipt of the final cross easements.

**PINNACLE TOWERS LLC:** Mrs. Daley stated that this item was the existing tower up at the top of the hill at Boston and Pearl. Just the usual remove and replace of equipment on the tower. There was no issue from the City Planner or Engineering. Mr.

Foulkes stated that from the Building Department it is in approvable form. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that we confirmed the Removal Bond is in place so the Commission can act on this matter.

**VERIZON WIRELESS:** Mrs. Daley stated that this item is for the same location. They are just going to remove an existing propane tank that they have and put in a new diesel tank for their backup power. From the City Planner there were no issues, everything is existing in the same compound and there is no report from Engineering. Mr. McDonald asked if there was a gas hookup there. Mr. Kolick stated that this was just for backup. The applicant stated that there is an existing 500 gallon propane tank there that will be removed and diesel tank will be underneath the new generator which fits on the exact same footprint as the existing. At the end of the day it is the same footprint except they pull out a 500 gallon propane tank. Mr. Foulkes stated that from the Building Department it is in approvable form. Mr. French stated that there was no report from the Fire Department. Mr. Kolick asked if there would be any additional noise. We have had some complaints from some residents up there but not necessarily yours just in general. Is there any more noise putting in a diesel than there is with a propane tank? The applicant stated that the generator is getting pulled out and is an older model and anything that is going in now will have a standard level 2 acoustic housing on it. The diesel versus natural gas is not really the issue. I can't say it would be less than what it is but I can say that the new model is more than likely a better sound quality than the existing ones. At the worst it would be the same and it only runs as backup power, if there is no power that would be the only time other than intermittent test cycles. Mr. Kolick stated that the only thing that we ask is if we do start getting complaints, you need to work with us, if you would need to put in any other type of sound deadening equipment to do it, that is the only thing that we would be concerned about because if it is something that is going to go on once every 6 months, probably not but if it is going to come on every 3 weeks and be running at night and we start getting complaints, you are going to hear from us.

**VERIZON WIRELESS:** Mrs. Barth stated that the Commission should note that the address was changed to 18900 Boston. The support paperwork states as Pearl Road address. Mrs. Daley stated that this item is for the existing tower on the Chamber parcel on the south side of Rt. 82 by the tracks. Again just a replacement of equipment antennas that are on the tower so there are no issues from the City Planner or Engineering. Mr. Foulkes stated that from the Building Department there is no report. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this item.

**STORM SEWER EASEMENT FROM PEARL EAST HOA:** Mrs. Barth stated that this item was an addition to the Agenda. Mr. Daymut stated that this is for Cherry Stone to

accept an easement from the Homeowners Association for the storm water retention basin that has been part of the flooding problems and I would ask that the Commission return this to Council with a favorable recommendation. Mayor Perciak stated that we are doing a lot of work there to alleviate all those issues that we have on Admiralty where Mr. Haseley used to live. This project before it is finished is going to be in excess of One Million Dollars. This is a must. Mrs. Daley stated that we are going to replace an existing culvert under Cherry Stone, we are basically doubling the size of that culvert to accommodate the water. Downstream, this right now is the lake that overtops and runs into Admiralty and makes that impassable. We are basically going to double the size of that. Dig that out and make it a dry basin so we are increasing the capacity there. Mrs. Barth asked if the HOA owned that. The maintenance program on these areas is important. Mr. Kolick stated that the administration would request a favorable recommendation to Council.

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

Roll Call:

Members Present: Mrs. Barth  
Mr. McDonald  
Mr. Kaminski  
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:**

Mr. McDonald - Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald - I move to excuse Mrs. Walker for just cause.

Mr. David – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**REVISED AGENDA**

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to use the Revised Agenda for this evening with the further swearing in of Mr. Kaminski for this evenings meeting.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Call: All Ayes APPROVED

Mayor Perciak – Let the record reflect that the Mayor administered the Oath of Office to James Kaminski, the newest member of the Planning Commission. The Mayor read the Oath of Office which is attached to these minutes.

Mrs. Barth – The Planning Commission welcomes Mr. Kaminski.

**APPROVAL OF MINUTES**

Mrs. Barth – You have had a chance to review the minutes of May 11, 2017. If there are no additions or corrections they will stand as submitted.

**PUBLIC HEARINGS:**

**PAINTING WITH A TWIST/ Daniela Christopher, Agent**

Conditional Use Permit pursuant to Codified Ordinance Section 1242.07 and 1258.03(a)(3)(A)(6) to allow Painting With a Twist to occupy 2,400 SF of space as an art studio and restaurant with a maximum seating of 80 for property located at 15177 Pearl Road, PPN 397-01-082 zoned General Business.

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

Ms. Christopher – Daniela Christopher, 10071 Gloucester Road. Streetsboro, Ohio 44241. I am in favor of the project.

Mr. Christopher – David Christopher, 10071 Gloucester Road, Streetsboro, Ohio 44241. I am also in favor of 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, Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, there are no proposed changes to the existing multi-tenant building or to the parking lot. The subject site has sufficient parking to accommodate the proposed use and approval is recommended. 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.

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

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Section 1242.07 and 1258.03(a)(3)(A)(6) to allow Painting With a Twist to occupy 2,400 SF of space as an art studio and restaurant with a maximum seating of 80 for property located at 15177 Pearl Road, PPN 397-01-082 zoned General Business.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**NEW APPLICATIONS:**

**J P MORGAN CHASE/ Tim Meseck, Agent**

Subdivision of PPN 393-31-008 for property located at 19250 Knowlton Parkway zoned General Business. *\*BZA Variance granted 4-26-17.*

Mrs. Barth – Item Number Two, JP Morgan Chase, please step forward and state your name and address for the record.

Mr. Wright – Teron Wright, I am here on behalf of Tim Meseck. My address is 200 South Michigan Ave., Chicago, Illinois 60604.

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

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, the Board of Zoning Appeals did grant the required variance that was needed and approval is recommended. From Engineering the plat is in approvable form subject to the title being revised to a subdivision and the appropriate clauses for Council approval added. 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. I received some initial drafts of the cross easement and there is one additional change that needs to be made in it. Their attorney is aware of it. I need to receive that original document so if approval is forthcoming it needs to be made subject to the Engineering report as read tonight and the report from the Law Department in relation to the receipt of the original cross easement agreement. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Subdivision of PPN 393-31-008 for property located at 19250 Knowlton Parkway zoned General Business subject to the Engineering and Law Department Reports this evening.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**PINNACLE TOWERS LLC/ Jennifer Baldwin, 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 installing 3 antennas and 3 RRU's and removing all diplexers and TMA's for the T-Mobile co-location on an existing telecommunications tower located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

Mrs. Barth – Item Number Three, Pinnacle Towers LLC, please step forward and state your name and address for the record.

Ms. Roth – Amanda Roth, I represent Crown Castle along with T-Mobile, my address is 1859 Main Dow Street, Pittsburgh, PA 15316.

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

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, there are no zoning setback issues associated with this request and approval is recommended. From Engineering both Items a and b 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 on item a. Item b is approvable subject to 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. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We are in a position to act on this. We have confirmed that the removal bond is in effect.

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

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 18900 Boston Road, PPN 397-26-001 zoned General Business.

Mr. David – 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 installing 3 antennas and 3 RRU's and removing all diplexers and TMA's for the T-Mobile co-location on an existing telecommunications tower located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**VERIZON WIRELESS/ Ryan Johnson, 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 to replace an existing propane generator with a diesel generator and removal of a 500 gallon propane tank Verizon co-location on an existing telecommunications tower located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

Mrs. Barth – Item Number Four, Verizon Wireless, please step forward and state your name and address for the record.

Mr. Johnson – Ryan Johnson, 9950 Weathers Hill Drive, Concord Twp., Ohio 44060.

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

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, there are no zoning setback issues associated with this request and approval is recommended. From Engineering both Items a and b 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 on item a. Item b is approvable subject to 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. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. As we discussed in Caucus, the applicant has stated to us that there should not be any more noise than the current generator on

the site, even though they are converting from propane to diesel. If there is anything we just ask that the applicant keep in touch with us and if that is the case we will let you know and you may have to use some type of sound deadening or insulation around there to assist with any noise control.

Mr. Johnson – Certainly, yes along those lines as we discussed. There hadn't been any complaints but if for some reason there are any we would make good faith efforts to work with the City on that.

Mr. Kolick – Thank you. You are in a position to act on these and we also have a removal bond in place for this one as well.

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 18900 Boston Road, PPN 397-26-001 zoned General Business.

Mr. David – 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 to replace an existing propane generator with a diesel generator and removal of a 500 gallon propane tank Verizon co-location on an existing telecommunications tower located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

Mr. David – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**VERIZON WIRELESS/ Dave Hennon, 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 21281 Royalton Road, PPN 393-05-006 zoned General Industrial.

b) Site Plan approval for the addition of 3 Commscopes and 3 RRH's and remove 3 existing RRH's for the Verizon co-location on an existing telecommunications tower located at 21281 Royalton Road, PPN 393-05-006 zoned General Industrial.

Mrs. Barth – Item Number Five, Verizon Wireless, please step forward and state your name and address for the record.

Mr. Hennon – Dave Hennon, 18 Able Road, Ridgeville, PA 15017.

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

Mrs. Daley – Thank you Mrs. Chairwoman. From the City Planner, there are no zoning setback issues associated with this request and approval is recommended. From Engineering both Items a and b 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 on item a. Item b is approvable subject to 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. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We have confirmed that the removal bond is in place and you are in a position to act on this this evening. Thank you.



easement will be required in order to correct the problem over there. I ask that we give a favorable recommendation this evening.

Mrs. Barth – Mr. Kolick.

Mr. Kolick – Mrs. Chairwoman I think we should have the Engineering Department at least explain what is going on with this because this will be the only time you will see this project because you will be approving the easement with the understanding that there will be subsequent work done there by the City, so I think that would be appropriate. Thank you.

Mrs. Barth – Mrs. Daley.

Mrs. Daley – Thank you Mrs. Chairwoman. As Councilman Daymut stated we have had recurrent flooding that happens over on Cherrystone Lane and houses as well on Admiralty when the water in the retention pond goes over the top. So to help alleviate that we are going to replace an existing culvert over on Cherrystone from a 48" to a 4' x 8' box culvert so almost doubling the size of that. Downstream we are going to take that retention pond that is there now, dig that out and double the size of that and make it a dry basin. So that will increase the capacity that we can hold in that basin so we don't over top Admiralty like we have been. Most of that work is happening on Homeowner Association property which is why the easements are required. The existing culvert that is on Cherrystone is in an existing easement right now so we don't need any additional easements there.

Mrs. Barth – Are there any comments from the members? I would just like to make one comment. I am so happy to see this moving forward because I can tell you my years on Council, we had issues there over and over again and they just progressively got worse. Thank you.

Mayor Perciak – I concur with Mrs. Chairwoman today and everything that she has said.

Mr. McDonald – Move to give favorable recommendation to accept a storm sewer easement from Pearl East Park Home Owners Association for the expansion of a storm sewer retention basin over PPN's 397-18-030, 397-18-023, 397-25-045, 397-25-088 and 397-25-009.

Mr. David – Second.

Mrs. Barth – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mrs. Barth – Mr. Daymut, you have a favorable recommendation to take back to City Council.

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

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Charlene Barth, Chairwoman

*Carol M. Oprea*   
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Carol M. Oprea, Recording Secretary

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Approved