

# STRONGSVILLE PLANNING COMMISSION

## MINUTES OF MEETING

June 29 2017

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, June 29, 2017 at 7:30 p.m.**

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

The following was discussed:

**A LEG UP BALLET ACADEMY:** Mrs. Oprea stated that this application is to locate a ballet studio in an existing tenant space in Strongsville Shopping Center. From the City Planner the applicant proposes to occupy 1,707 square feet in a General Business Zoning District and is not proposing any changes to the footprint of the building or parking lot and approval is recommended. From the Engineering Department 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 that Commission could act on this matter.

**EDGEBROOK SUBDIVISION:** Mrs. Oprea stated that this request is for the modification of the final subdivision approval for Edgebrook Subdivision. From the City Planner, given the configuration of this particular subdivision, the need for additional guest parking is limited. The guest parking spaces in the cul-de-sac islands would remain and approval is recommended. 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 City Planner was okay, most of our cluster subdivisions are much tighter lots, if you look at these lots they are not bad so he thought there would be sufficient parking plus the homes are set back. He didn't see a problem removing those 8 spaces, the ones in the cul-de-sacs will remain. Mr. Daymut asked if the 2 car referral was front to back or side by side. Mr. Bailey said that it was next to each other. There would be 2 in the garage and room for 2 in the driveway. In addition to that, 3 of the lots are on Westwood and they can fit probably 6 cars in the driveway and two in the garage. In addition, on the cul-de-sacs, which there are 22 pie shaped lot, typically they can fit 4 cars in the driveway because the houses are setback further from the right a way due to the building setback line being farther back. Mr. Daymut stated that he was just concerned with cars parking in the street because that created problems. Mr. Bailey stated that the residents were opposed to the parking spaces and said that they did not want people parking in their front yard and the spaces are often used by a guest of the home and for extended periods of time.

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**SATTERWAITE/KRANEK:** Mrs. Oprea stated that this request is for the approval of a lot split and consolidation plat for land located on Fair Road. From the City Planner, there are two existing parcels involved in this split and consolidation and both parcels comply with the Zoning Code. Approval is recommended. From Engineering the Lot Split and consolidation Map is in approvable form. 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 matter. There was an infringement of the driveway across the two parcels and they are just cleaning up the infringement. All the lots will meet code so there are no issues with this and you are in a position to approve it.

**CLAUDIO GAGLIARDI:** Mr. Kolick stated that is a parcel that is across the street from Lowes, you have the turnpike then you have the CEI parcel and then it is the parcel that is actually zoned General Business that has a residence on the front so that you can identify what this is, it backs up to the apartment complex. Mrs. Oprea stated that this plan is for an accessory pole barn building on the rear of the property located on the south side of Whitney which is zoned General Business. From the City Planner the applicant is proposing to construct a 1,500 SF pole barn style building. The site plan indicates placement of the building 10 feet from the rear lot line. Section 1258.11(a) requires minimum side and rear yard setbacks of 30 feet where a General Business property abuts a residential district. Since setback variances are required from Section 1258.11(a) the Commission will need to deny this application. From Engineering the plans are in approvable form. From the Building Department the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. Mr. French stated that from the Fire Department there is no report. Mr. Kolick stated that we understand that the applicant is in some kind of contractor/landscaping business. We want him to get all this stuff into a building because there is a bunch of equipment that sits back here. It is not a bad thing what he is trying to do but we do need to talk to him about moving this building. He has enough room to at least move it 30 feet off the back line. From the City Planner's standpoint we are not too concerned about the setbacks to CEI because that is always going to be CEI, but it also requires a hard surface drive, long and short of it, you can't do anything with it but deny it tonight so that he can go to the BZA but these will be the issues that they will be facing before the BZA. Mr. McDonald asked what the property was zoned. Mr. Kolick stated that it was zoned General Business. That is why it is here. We deny it and move it on.

**NATIONAL AUTOMOTIVE EXPERTS:** Mrs. Oprea stated that this request is for site plan approval for a five-story office building. The site is zoned Research Development. From the City Planner the proposed site plan complies with all of the Code requirements for developments in the Research Development District and site plan approval is recommended. From Engineering on Item "a" there is no report. On Item "b" the plans

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are in approvable form subject to the following; the submission review and approval of revised plans, storm sewer calculations, stormwater management calculations and a stormwater pollution prevention plan binder. From the Building Department the plans are in approvable form subject to 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" and on Item "b" they have an existing fire hydrant that the new building is going to be practically on top of so they are going to need to relocate it. We would like it relocated towards the front of this building. We will work with the designer to put it in the optimum place for our use and aesthetically pleasing for them too. They don't know yet if they are going to have a separate Fire Department connection for this building. They already have an existing Fire Department connection out front there that serves the existing building that they retro fitted the sprinkler a couple of years ago and if they do have two Fire Department connections out front there, they just need to be identified. This needs to be subject to a final review in accordance with the Ohio Fire Code. Mr. Kolick stated that overall this is a project where they are moving in jobs in this 5 story building. It is on the existing parcel. Our City Planner doesn't feel that 22 spaces for that modification with 385 spaces is really that much of a modification to have to worry about but even if we did they still have an area to landbank and put in those spaces, that is what you see on Item "a". We can always require them to do it but we don't think they are going to need it and we would be reluctant to add the ones back there because they do back up against those residences there, we want to maintain that landscaping so you are in a position to act on this but Item "b" would need to be made subject to Engineering. We also need a lighting plan for the exterior for the parking lot, they gave us a lighting plan in front that complies with everything but we want to make sure that there is no light spillage over into the residential area so it will be made subject to Engineering, subject to a revised lighting plan and subject to the items mentioned in the Fire Department report and we are ready to act on it subject to those conditions.

**TESTOIL:** Mr. Kolick stated that this was on the corner of Alameda and Progress. They were in previously and needed a setback variance and were granted the necessary variance by the BZA. They also got their ARB approval, I know they are okay with the City Planner. Mrs. Oprea stated that from Engineering the plans are in approvable form. From the Building Department the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. Mr. French stated that from the Fire Department the plans are showing this addition is going to go over an existing fire main and fire line which comes in from Alameda into their existing building. We just need that post indicator valve that is going over the top of this to be relocated back out to the vault. It only says on the plans that they are going to relocate it. Mr. Kolick stated that the Commission could act on this matter subject to the Fire Department report tonight.

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**MANUAL GARCIA PROSTHETICS:** Mrs. Oprea stated that this request is for site plan approval for a 1,200 SF one story building addition. From the City Planner with the variances granted by the Board of Zoning Appeals, the project complies with all the requirements of the General Business District and approval is recommended. From Engineering, plans are in approvable form subject to the following; review of revised plans to be submitted by the applicant's engineer; permission granted by adjacent property owners to grade on their property; offsite easement obtained for the storm outlet. From the Building Department the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. Mr. French stated that from the Fire Department, I stopped and talked to the building owner and this building is not sprinkler protected nor does it have to be with this sizeable addition but he is going to have a security alarm system and he was open to putting in fire detection so that would be a great thing for him and the Fire Department to have some kind of system in this building that would give us an early warning of anything that is going on in this building. He also has a couple of drive-thru overhangs that he is going to find out what the height is. According to Code they have to be marked as far as what the height is so that vehicles that can't fit under it do not drive under it. Mr. Kolick stated that the Commission could act on this matter subject to Engineering and Fire. They are going to need a right of way to get onto this adjacent parcel to do some grading and they are going to need a permanent easement over in this corner. My understanding is that they spoke to Car Star, I think that is Mr. Struhar and they need to get the documents in so it needs to be made subject to Engineering, to that right of way, to the storm sewer easement, and to the Fire Department.

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. Kaminski  
Mr. Daymut  
Mayor Perciak

Also Present:

Mr. Kolick, Asst. Law Dir.  
Mr. French, Fire Dept. Rep,  
Carol Oprea, Recording Secy.



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from the bottom of my heart, thank you so very much. A community that deeply appreciates all that you have done and the sacrifices you and your husband have made because you sure did not do it for the money. Thank you so very much and to your entire family for what they have done and all the best to you, enjoy it and be happy.

Mr. Daymut – I would like to echo what the Mayor said. I have had the privilege of serving with you for many years and as you know I have attended meetings for about 5 years before when you were on Council. I don't think anybody in town really realizes the contribution that you have made over the years. I remember the original Master Plan review and as a result of what you did at that particular time is where we are at today and it really has developed well. I know you got involved originally with your Homeowners Association and to look back all these years and just from your due diligence and Mikes, what happened with that development, one of the premier developments still in town. Again, thank you, it was as pleasure serving with you and I really appreciate everything you did because it really guided me along the way.

Mrs. Barth – Thank you Mike, you know 35 years is a long time. I started on the zoning board around 1983. I then moved to Council and served there 16 years from 1985 to 2001 and then in 2002 I was appointed to Planning Commission. I think the important thing is whether you win or lose an election, I don't think you should go away. I think that is the wrong thing, a lot of people are disengaged and leave because they lost. That is politics and the way an election turns out, my family comes from public service so I was here to serve the community, it just wasn't for the purpose to achieve a political career, that was not my intention. I never wanted to be Mayor, although Mayor Ehrnfelt thought I should be, and I told him that will never happen because that is not my intent. It takes a lot of sacrifice and dedication to hold that position for your family and my family gave enough and they were not ready for a Mayor in their house. I want to thank everybody, right from the staff at the City, all the Councilmen I served, I served and worked with so many. If it wasn't for them, they were the people that help you become what you are and accomplish what you have. We are just the front of the act, they are the people that do the work and so I really want to let you know I appreciate all the people that helped and supported me. I have enjoyed all of it, there were tough times but I even enjoyed the tough times, you learn a lot and it has brought me a lot of opportunities to meet a lot of great people. So, thank you, I am leaving happy, I am not leaving sad and it has been a great 35 years, thank you.

**PUBLIC HEARINGS:**

**A LEG UP BALLET ACADEMY/ Peter Shokalook, Agent**

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Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(E) and 1242.07 to permit a 1,707 SF ballet studio to be located at 14777 Pearl Road, PPN 396-19-001 zoned General Business.

Mrs. Barth – Item Number One, A Leg Up Ballet Academy, anyone wishing to speak in favor, please step forward and state your name and address for the record.

Mr. Shokalook – Peter Shokalook, 19105 Quail Hollow Drive, Strongsville, Ohio. I am in favor of the project. This is my daughter and president of A Leg Up Ballet.

Ms. Miranda – Krista Miranda, 19105 Quail Hollow Drive, Strongsville, Ohio. I am 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. Oprea.

Mrs. Oprea – Thank you Mrs. Chairwoman. From the City Planner the applicant proposes to occupy 1,707 square feet as a Ballet Studio in a General Business Zoning District. The applicant is proposing a single employee and maximum class size of 7 students. No modification of parking is required for this proposed use and approval is recommended. From the Engineering Department 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.

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

Mrs. Barth – Are there any questions or comments? Hearing none, I would entertain a motion for A Leg Up Ballet Academy.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

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Mr. McDonald – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(E) and 1242.07 to permit a 1,707 SF ballet studio to be located at 14777 Pearl Road, PPN 396-19-001 zoned General Business.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**NEW APPLICATIONS:**

**EDGEBROOK SUBDIVISION/ Dan Bailey, Principal**

Revised Overall Subdivision Plan to remove 8 off street parking spaces for the Edgebrook Subdivision located on the north side of Westwood Drive, across from Hollo Oval, PPN 392-24-002, 006 zoned RT-C.

Mrs. Barth – Item Number Two, Edgebrook Subdivision, please step forward and state your name and address for the record. It was nice working with you too Dan.

Mr. Bailey – Dan Bailey, I did not know you were retiring. I started in 1978. Edgebrook LLC, 3203 Oakwood Trail, Broadview Heights, Ohio.

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

Mrs. Oprea – Thank you Mrs. Chairwoman. From the City Planner, this request is for modification of the final subdivision approval for Edgebrook Subdivision to permit the elimination of 8 guest parking spaces. Given the configuration of this particular subdivision, the need for additional guest parking is limited. The guest parking spaces in the cul-de-sac islands would remain and approval is recommended. 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.

Mr. Kolick – Thank you Mrs. Chairwoman. We are in a position to act on this. You have authority to remove those parking spaces. Thank you.



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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Revised Overall Subdivision Plan to remove 8 off street parking spaces for the Edgebrook Subdivision located on the north side of Westwood Drive, across from Hollo Oval, PPN 392-24-002, 006 zoned RT-C.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**SATTERWAITE/KRANEK, Richard Saterwaite, Principal**

Parcel Split and Consolidation of PPN's 391-10-011 and 022 located at 8491 and 8499 Fair Road, zoned R1-75.

Mrs. Barth – Item Number Three, Satterwaite/Kranek, please step forward and state your name and address for the record.

Mr. Satterwaite – Dick Satterwaite, 8449 Fair Road, Strongsville.

Mr. Kranek – Richard Kranek, 8449 Fair Road, Strongsville.

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

Mrs. Oprea – Thank you Mrs. Chairwoman. From the City Planner, this request is for the approval of a lot split and consolidation plat for land located on Fair Road. There are two existing parcels involved in this split and consolidation and both parcels comply with the Zoning Code. Approval is recommended. From Engineering the Lot Split and consolidation Map is in approvable form. 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.

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Mrs. Barth – Thank you, Mr. Kolick.

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

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Parcel Split and Consolidation of PPN's 391-10-011 and 022 located at 8491 and 8499 Fair Road, zoned R1-75.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**CLAUDIO GAGLIARDI/ Claudio Gagliardi, Principal**

Site Plan approval of a 30' X 50' pole barn for property located at 17043 Whitney Road, PPN 395-20-004 zoned General Business.

Mrs. Barth – Item Number Four, Claudio Gagliardi. There is no representative.

Mr. Kolick – I think he was here in Caucus and must have thought that that was all he needed to stay for. We can go ahead and take the administrative reports since he needs to be denied and go to BZA anyway tonight and then we can get in touch with him.

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

Mrs. Oprea – Thank you Mrs. Chairwoman. From the City Planner the applicant is proposing to construct a 1,500 SF pole barn style building. The site plan indicates placement of the building 10 feet from the eastern side lot line and 10 feet from the rear lot line. Section 1258.11(a) requires minimum side and rear yard setbacks of 30 feet where a General Business property abuts a residential district. Since setback variances are required from Section 1258.11(a) the Commission will need to deny this application

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and refer it to the Board of Zoning Appeals. From Engineering the plans are in approvable form. From the Building Department the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code.

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 I noted we will need to deny this, there are variances, if they are going to keep the gravel drive and for the setbacks on the rear and the side and for the masonry wall so all we can do is deny it tonight.

Mrs. Barth – Are there any questions or comments?

Mr. Daymut – Mr. Kolick if you would, since the applicant has left, one thing I would have brought up at the Board of Zoning Appeals is to make sure that not only the equipment that we are interested in storing at this site, but all the debris will be removed and stored in this particular building because I know it has been a problem over a period of time. So if that could be addressed at the Board of Zoning Appeals and brought back to us I would appreciate it.

Mr. Kolick – I will bring that to their attention Mr. Daymut.

Mr. Daymut – Thank you.

Mrs. Barth - I would entertain a motion for Claudio Gagliardi.

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval of a 30' X 50' pole barn for property located at 17043 Whitney Road, PPN 395-20-004 zoned General Business.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

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Roll Called

All Nays

DENIED

Mrs. Barth – We have denied this matter and it has been referred to the Board of Zoning Appeals and the next meeting is July 12<sup>th</sup>.

**NATIONAL AUTOMOTIVE EXPERTS/ Robert Zarzycki, Agent**

a) Approve a Modification of Parking requirements pursuant to Zoning Code Section 1270.04(b) to permit 22 less parking spaces for property located at 8370 Dow Circle and where the Code requires 385 spaces and where only 363 spaces are proposed, provided that the 22 parking spaces are land banked and will be installed when required by the Building Commissioner, for PPN 395-12-006 zoned Research Development

b) Site Plan approval of a 13,778 SF, 5 story office building addition to the existing National Automotive Experts building located at 8370 Dow Circle, PPN 395-12-006 zoned Research Development. *ARB Favorable Recommendation 6-6-17.*

Mrs. Barth – Item Number Five, National Automotive Experts, please step forward and state your name and address for the record.

Mr. Zarzycki – Bob Zarzycki, 7500 Pearl Road, Zarzycki Malik Architects, Middleburg Heights.

Ms. Price – Kelly Price, 1153 Fireside Trail, Broadview Heights, Ohio.

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

Mrs. Daley – Thank you Mrs. Chairwoman. The subject site is zoned Research Development. The proposed site plan complies with all of the Code requirements for developments in the Research Development District and site plan approval is recommended. From Engineering on Item “a” there is no report. On Item “b” the plans are in approvable form subject to the following; the submission, review and approval of revised plans, storm sewer calculations, stormwater management calculations and a stormwater pollution prevention plan binder. From the Building Department the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, there is no report on Item “a” and on Item “b”, the Fire Department will work with applicant for the best relocation of an existing fire hydrant that is to be moved for the new building

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project. Also, the new Fire Department connection for the system in this building will need to be labeled and addressed to identify which building it serves on this property. This is approvable subject to final review of the submitted plans to comply with the Ohio and Strongsville Fire Codes. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. On Item “a” I talked with the City Planner and he didn’t feel that there would be a problem and if there is, they have land banked those spaces. If they do have to go in at some point we just request to use those ones up front before the ones in the rear. On Item “b”, you are in a position to approve it subject to the Engineering report this evening. We also need a supplemental Lighting Plan for the outside parking area. They will be concerned if there is any light spillage over to the residential area. We will make sure that doesn’t occur and the Fire Department report this evening. With those conditions you are in a position to act on it.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for approval of a Modification of Parking requirements pursuant to Zoning Code Section 1270.04(b) to permit 22 less parking spaces for property located at 8370 Dow Circle and where the Code requires 385 spaces and where only 363 spaces are proposed, provided that the 22 parking spaces are land banked and will be installed when required by the Building Commissioner, for PPN 395-12-006 zoned Research Development.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

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Mr. McDonald – I move to give favorable consideration for Site Plan approval of a 13,778 SF, 5 story office building addition to the existing National Automotive Experts building located at 8370 Dow Circle, PPN 395-12-006 zoned Research Development, subject to the Engineering and Fire Department reports as read this evening as well as the submittal of a supplemental outside lighting plan to the City for their approval.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mayor Perciak – Before everybody leaves the 3 businesses that are here, I cannot thank you enough on behalf of the administration and the residents of this community for your continued confidence in our community and your wish to expand and build within our community. We appreciate what you are doing to help make us a better City so to all three of the businesses thank you so very much.

**TESTOIL/ Michael Meyer, Agent**

Site Plan approval of a 5,500 SF addition to the current building located at 20338 Progress Drive, PPN 392-18-003 zoned General Industrial. *BZA Variance Granted 4-26-17. ARB Favorable Recommendation 5-9-17.*

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

Mr. Meyer – Michael Meyer, 4918 Cleveland Road, East, Huron, Ohio.

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

Mrs. Oprea – Thank you Mrs. Chairwoman. From the City Planner, this request is for site plan approval for an addition to the existing building on Progress and Alameda Drive. The proposed development plan conforms to all the other zoning code requirements for the General Industrial District and site plan approval is recommended. From Engineering the plans are in approvable form. From the Building Department the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code. Thank you.

Mrs. Barth – Mr. French.

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Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, a relocation of an existing post indicator valve that controls the existing sprinkler system supply is needed for this project and it's approvable subject to final review to comply with Ohio and Strongsville Fire Codes of submitted plans. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We are in a position to act on this subject to the report of the Fire Department this evening.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval of a 5,500 SF addition to the current building located at 20338 Progress Drive, PPN 392-18-003 zoned General Industrial subject to the report of the Fire Department as read this evening.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**MANUEL GARCIA PROSTHETICS/Ted Macosko, Agent**

Site Plan approval of an 8,016 SF addition to the current building located at 8180 Pearl Road, PPN 395-05-002 zoned General Business.

Mrs. Barth – Item Number Seven, Manuel Garcia Prosthetics, please step forward and state your name and address for the record.

Mr. Macosko – Ted Macosko, 24 Glen Oaks Lane, Berea, Ohio.

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

Mrs. Oprea – Thank you Mrs. Chairwoman. From the City Planner this request is for site plan approval for a 1,200 SF one story building addition. With the variances

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granted by the Board of Zoning Appeals, the project complies with all the requirements of the General Business District and approval is recommended. From Engineering, plans are in approvable form subject to the following; review of revised plans to be submitted by the applicant's engineer; permission granted by adjacent property owners to grade on their property; offsite easement obtained for the storm outlet. From the Building Department the plans are in approvable form subject to a plan review in accordance with the Ohio Building Code.

Mrs. Barth – Mr. French.

Mr. French – Thank you Mrs. Chairwoman. From the Fire Department, the Fire Department stopped by and talked to Mr. Garcia this afternoon and he states that he will look into the possibility of adding fire detection monitoring to a security system proposed for this project. Also, subject to a final review of submitted plans to comply with the Ohio and Strongsville Fire Codes. Thank you.

Mrs. Barth – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mrs. Chairwoman. We are in a position to act on this subject to the Engineering report, subject to the right of way from the abutting property owner for any type of grading and subject to the off-site storm sewer easement, and subject to the Fire Department report this evening. Thank you.

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

Mr. McDonald – Mrs. Chairwoman.

Mrs. Barth – Mr. McDonald.

Mr. McDonald – I move to give favorable consideration for Site Plan approval of an 8,016 SF addition to the current building located at 8180 Pearl Road, PPN 395-05-002 zoned General Business subject to the Engineering, Fire Department and Law Department reports as read this evening.

Mrs. Walker – Second.

Mrs. Barth – Secretary please call the roll.

Roll Called

All Ayes

APPROVED



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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