

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

July 13, 2017

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, July 13, 2017 at 7:45 p.m.**

Present: Planning Commission Members: Greg McDonald, Chairman, Mary Jane Walker, Brian David, Edward Pfahl and Jim Kaminski; Mayor Thomas P. Perciak; City Council Representative, Michael Daymut; Administration: Assistant Law Director, Daniel Kolick, and Assistant City Engineer, Lori Daley.

The following was discussed:

MARGARET A. COLE: Mrs. Daley stated that this application is for a lot split and consolidation. It is on the corner of Westwood and Alameda, next to the European Adoption Agency. There is a creek that runs through this property. They have been maintaining it so they figured they might as well buy it because they are maintaining it. They are picking up this 40 foot strip of land and taking it basically to the top of the bank. Mrs. Daley stated that this is all zoned Single Family. Mr. Kolick stated that the Commission could act on this matter.

ORDINANCE 2017-111: Mr. Kolick stated that they were going to come back in and amend this ordinance. They want to make part of this Restaurant Recreation. Mayor Perciak stated that the Commission should all look at the plans to get a good feel for what the project would be like. Mr. Kolick stated that this was the old Ceres building, the Mall across the street and Royalton here. They want to take the front half of this and zone it to GB and part of it to Restaurant Recreation so that they can put a free standing restaurant there. The only thing that Council has to us now is the GB. This came in after so we are going to table it tonight but at least you can see what is happening. This is the area that would be rezoned to Restaurant Recreation. They need that to make the office in the back. They are talking about 700 jobs. Mayor Perciak stated that according to the paper there were a couple of Councilmen that stated that this is going to create a concrete jungle. You can see by this map in itself that the existing office building is here. They are going to take this area here and this is going to become Restaurant Recreation. Everybody has talked about it affecting all these people on Otani Court but you see, Alesio is still here and the old Kaiser building is still here. At this point it will be totally unaffected as to what is happening here. They are going to make certain that they maintain all the green space all the way around through there. They are going to create a boulevard entrance which is going to, there is a light here and it's going to tie into where the old Giant Eagle was. You look at this and this is where all the major jobs are going to be. Three companies to the best of our knowledge are going in there. For the people that bought this thing, remember, this thing had a 16 million dollar loan on it.

When it was said and done it had a 16 Million Dollar loan on it and 29 liens or clouds on the title. This Ian Ross with his group cleared all those liens and bought the mortgage for 8 million dollars. Even by buying that mortgage for 8 million dollars, he has to develop this property in front to make this work before they can take this to the capital markets and put financing on it. This is just a very conceptual plan, we don't even have a preliminary plans, we have absolutely nothing but some artist renderings. When you hear about that it is a concrete jungle, it is doing none of that. Mr. Daymut is taking to the Homeowners Association for Ledgewood here and explaining to them what is happening even though we heard that a couple of aggressive council people contacted the Homeowners Association and started creating some problems. When you look at it conceptually and I am sure this will be played with many times before you get anything here, truly these people, this is the United States of America and these people have a right to develop their land as long as they comply with our ordinances and what we do here in this town. Should we try to stop them, all of you remember what happened with Visconsi. Just so everybody remembers, we did the very best we could at that time, won in the Common Pleas Court but lost in the Appellate Court and as a result of that loss, we maybe didn't sustain damages per se, we sustained huge legal fees and as a part of the agreement with the Courts and with the owners of that property we wound up waiving 100's of thousands of dollars in building fees. The template is there. Also you need to know, every time we met with this New York group, they were accompanied by a lawyer or two. You will read in social media that there has been a deal already cut with the Mayor. The Mayor has been extremely clear that this has to stand on its own two feet. It will go through the normal process and there is absolutely no promises, no guarantees. If you read about it or hear about that stuff that is absolute nonsense. There was no deal cast. Mr. Daymut stated that if you hear that it has already been approved, that is not the case. Ledgewood's concern is that their pool has flooded 3 or 4 times. They are concerned because as we know, the Greens of Strongsville, our Rec Center and this 38 acres all goes down to the same area. This is not concerning the zoning but it concerns that water. The second thing is that I understand that they want to expand the parking lot here. Unbeknownst to me, this thing here is the only buffer that they have right now from the parking lot. What it is is a small mound with various trees on it. The proposed plans is showing more landscaping. Eventually I will have a meeting with the residents over there sometime in August so and I have already talked to the developer but they were able to acquire the property from Bob Schmidt's last year. They own that piece. The Association owns it now, so they actually have a little buffer and some trees here. Those are the things that I hear more than anything else. That has to do more with if something should happen there, rather than what we are dealing with at the moment. We are just dealing with the zoning. Mayor Perciak stated that the biggest and most important factor here is that these people are interested with what is going to happen with the water. There is no way Engineering is going to allow anything to be built here without the proper retention especially in today's day and age.

That will be taken care of. We do have some issues when we talk about Zverna and all that property that he gave us there. We sit on this property. Mr. Daymut stated that it was 38 acres that is behind the Rec Center and goes down to the Fallingwater pool. Mayor Perciak stated that was donated to us and whatever the reason the Council back then and the Mayor agreed to take that and I don't think that there was any exchange of dollars for that but at the end of the day it's now our headache. When you look at all these things, anything that has anything to do with water, erosion, EPA, it is now viewed differently so we have to be very careful as to what we do with that. Mr. Kaminski asked if there was nothing rezoned here wouldn't they have the legal right to clear that and put office buildings up? Mayor Perciak said yes. Mr. Kaminski stated that they could clear it and put offices up if they wanted to without an issue. Mr. Kolick stated, as long as they meet that Code requirements, yes. Mr. Kaminski stated that the question is what is best suited for our City, do we need more office? Which probably is a no, but they have the legal right to be able to do that so they can develop that land without any rezoning. Mayor Perciak stated that was correct. Mr. McDonald stated that they would be developing the land in front of a building that is empty. Mayor Perciak stated that Medical Mutual moved out a couple of years ago and they are on Sprague Road. There is going to be a mortgage company going in there and possibly Shiloh industries and I forget the third one. The problem is, when you get a building like that, they have to go in there and do about 6 million dollars worth of work to upgrade it to where they need it. Mr. McDonald stated that for tonight it will be tabled.

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

Roll Call:

Members Present: Mr. McDonald
Mrs. Walker
Mr. David
Mr. Kaminski
Mr. Daymut
Mr. Pfahl
Mayor Perciak

Also Present: Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.

Carol Oprea, Recording Secy.

ELECTION OF OFFICERS:

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to nominate **Greg McDonald** for Chairperson for the Planning Commission for the year 2017 and also request that the nominations for Chairperson be closed and that this individual be unanimously elected.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to nominate **Jim Kaminski** for Secretary for the Planning Commission for the year 2017 and also request that the nominations for Secretary be closed and that this individual be unanimously elected.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of June 29, 2017. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

MARGARET A. COLE/ Margaret Cole, Principal

Parcel Split and Consolidation for PPN's 392-23-001 and 392-23-013 located at 12608 and 12700 Alameda Drive, zoned General Industrial and R1-75.

Mr. McDonald – Item Number One, Margaret A. Cole, please step forward and state your name and address for the record.

Ms. Cole – Margaret Cole, 12700 Alameda Drive, Strongsville, Ohio 44149.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, both parcels will comply with the minimum lot requirements of the Zoning Code after the transfer and approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We are in a position to act on this matter this evening.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel Split and Consolidation for PPN's 392-23-001 and 392-23-013 located at 12608 and 12700 Alameda Drive, zoned General Industrial and R1-75.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2017-111

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 property located at 17800 Royalton Road (A portion of PPN 396-12-002) in the City of Strongsville, from OB (Office Building) Classification to GB (General Business) Classification.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – This is an application to rezone property on Royalton Road. The original application that was given to the Commission was to rezone all to General Business. The applicant has now determined to revise that so tonight we can only table this.

Council will consider amending this at its next meeting and most likely refer it over to us in a revised form.

Mr. McDonald – Okay that is what we are going to do. We will table the ordinance. Is there any other business to come before this Commission this evening?

Mayor Perciak – Just a quick note, on Monday we've invited the former Chairlady, Charlene Barth, to attend the Council meeting at 8:00 p.m. I have prepared a proclamation for her for her years of service in the City and I am asking anyone who would like to be there to extend to her congratulations, even though it is not posted on the Council Agenda, she will be first and we will recognize and honor her for many years of service.

Mr. McDonald – Thank you. Is there any other questions? Seeing none, we are adjourned.

Greg McDonald, Chairman

Carol M. Oprea ✓
Carol M. Oprea, Recording Secretary

Approved