

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

JULY 27, 2017

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, July 27, 2017 at 7:30 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; 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, Building Commissioner, Tony Biondillo, and Fire Department Representative, Randy French.

The following was discussed:

CENTERLINE CARSTAR COLLISION: Mrs. Daley stated that this is for the existing Carstar building up at the north end of Pearl Road just south of Sprague. What they want to do is put some additional parking out front to park cars to go into the offices there. The only thing is that we have a large right-of-way, so they are actually going to be encroaching within the right-of-way. Right now their parking goes right up to our right-of-way line. They will need some variances since they are coming over the setbacks and also a License Agreement to use the City's right-of-way. With that the City Planner just had setback variances that they will need so it will have to be denied. From Engineering we do have final plans and those are in approvable form. It is just some details that the applicant's engineer needs to put on them. Mayor Perciak stated that when you came into our community you had this whole broken down, undesirable place. This gentleman here took that place and completely redid it. Now when you come into our community you see something far more appealing than what we have had before. I know that we have to deny this tonight for variances but at the end of the day, I want to thank you for what you have done there. It really looks good. You really took something that was stale and not so good looking and made it into something very nice. I just wanted to say that he has been very cooperative and helpful and I think when the time comes we will grant your wish here. Mr. McDonald asked the applicant who he expected to be parking in these spots. Mr. Struhar stated that they will be used for completed cars for customer deliveries. It is tough to maneuver in our parking lot the way things are right now. If I can have cars backing in and ready to go they will be able to get in and zip right out. Mayor Perciak stated that he met with the applicant and walked the site and that it is good marketing. Mr. Biondillo stated that from the Building Department, the only thing we have is that we would like to see you put one or two wall packs on the building to help illuminate that parking area. You don't have any streetlights along there. Mr. Struhar stated that he had the illuminating company, I am paying extra for the light on that pole that used to be there. It has always been there but it was never lit. It is an add-on on my bill so that really lights up the front of my building pretty well. Mr. Biondillo asked where that pole was. Mr. Struhar stated that it was

directly in front of the new part of the building. Mr. Biondillo stated that he would go past there at night. Mr. Struhar stated that adding a couple more lights would not be a big deal. Mr. Biondillo stated that if that light is sufficient then that is okay we just want minimal lighting for security. Mr. French asked if there was going to be a gate there on the corner? Mr. Struhar stated that there was not going to be a gate. Mr. French stated that there is no report from Fire. Mr. Kolick stated that the Commission was in a position to deny this and send it to BZA. They need to get a License Agreement from City Council to do that but this is an area that was a part of that old Wooster Pike, that area went way out, it is an area we won't need in our lifetime so the Law Department will work up a License Agreement with them.

ALTENHEIM REHAB & MEMORY CARE: Mrs. Daley stated that this application is just for some parking additions to their existing facility. The one addition is going to go out here on Shurmer where that church is, so they are going to raze that building and put in some additional parking. The other parking area is out front here on Pearl Road. It is just gravel right now. From the City Planner there were no issues with anything on there and from Engineering it is approvable form. Mr. Biondillo stated that from the Building Department, they submitted their lighting and photometric plan and it is in approvable form. They were at the ARB and had a substantial landscaping plan that was approved at the ARB as well. Mr. French stated that there was no report from the Fire Department. Mr. Kolick stated that the Commission could act on this matter. If approved it would need to move on to City Council. Mayor Perciak stated that this is a plus for us because they are taking down that old dilapidated building over there and this will really enhance that entire parcel.

SOUTHPARK MALL, LLC: Mrs. Daley stated that this application is for a split and consolidation for the Cleveland Clinic building over at the Mall off Howe Road. Right now they just lease the parcel and they are going to split this out and have frontage on Howe Road. With that, there are a number of variances that they will need because of the shared parking and setbacks, ground coverage and the building setback. From the City Planner, he has listed here 7 different variances that they will need so they will have to go to the BZA for that. From Engineering the plat is in approvable form. They will need some cross easements and we just want to note that there will be no curb cuts or signage allowed on Howe Road. Mr. Biondillo stated that there is no report from Building. Mr. French stated that there was no report from Fire. Mr. Kolick stated that the Commission would need to deny this for the variances. We have been working with their attorneys on the cross easements that are required for parking, utilities and all those items. So this is another denial.

ORDINANCE NO. 2017-111: Mr. Daymut stated that the first Ordinance has to do with the Ceres building, rezoning in front. The original Ordinance as you know, referred over

to us was to rezone to General Business. Now on the east side of the property entering the property they went with rezoning to Restaurant Recreation and the new one will remain General Business on the other side. We will have a presentation from the developer today. As you know this abuts Ledgewood and we have had some controversy over that. I plan to have a meeting with the Ledgewood residents especially those abutting the project, the week of the 21st of August. I had asked if there was a possibility of moving our only meeting in August from the 17th to the 24th so I would ask after the presentation and any questions from the members that are answered that we consider it over that period of time and I can report back further at that particular meeting. Mayor Perciak stated that Jon Pinney is here, he is the managing partner for Kohrman Jackson and Matt Viola so I don't know who wants to present. Mr. Pinney thanked the Commission for their time and introduced himself as with the Law Firm of Kohrman, Jackson and Krantz and that he represents the developer. As you know and probably have heard, we are looking to rezone the front of the property and primarily for small retail and stand alone restaurants. I will show you the boards and site plan that have been prepared. We have been very mindful of some of the concerns of some of the residents and have already taken that into account and will show you that we have accommodated many of the concerns by really focusing on setbacks on water retention, storm water retention and insuring that we can take care of any concerns and opposition that may occur. We think that we've reached a really fair balance with the project. It also really enhances the office building, which as you know has been vacant for some time and we have acquired it out of the receivership. The group that I work with and represent and also part of the financing team, we really intend to put money into the office building, preserve it, activate it. We are currently in lease discussions with a number of very good tenants. It is going to take amenities surrounding the building. That is the modern office environment. That is what they are building in Pine Crest in the east side of Cleveland and the tenants are asking for restaurants, they are asking for additional green space and amenities around the office. We have 125,000 SF that is vacant but we think once it is activated we could have 60 million dollars in payroll. We think that there would potentially be 600 jobs inside the building. In addition to the payroll that the retail and the restaurants would generate, we think overall we would generate over 60 million plus in overall payroll which results in a net to the community to the school board as well as the City for the income tax of over 1.2 million dollars per annum. It is a very significant project from a financial standpoint to benefit the community as well as it really does activate and preserve the office space. I will just point out that the vacant building currently is a significant drag on the community. Here is why. We estimate it is about 25% of your office space in the market. You have a vacancy of 25% as a result of this one building. It really needs to be activated, in order to activate your overall office market to preserve your property values and to preserve your actual property taxes that are paid. What do I mean by that? Anybody who is filing a tax appeal, particularly an office product, they are going to

be citing the vacancy rate in the market and that is a real problem, given that you have a 125,000 SF sitting there empty. So, we think that there is value overall to the community in you getting this building full and reducing your overall market vacancy rate and really activating this site. We know that there is a lot of concern about retail in the community and like everything but we think that with the size of the buildings that we have proposed, the way that we have positioned them, we think that we have struck the right balance. We are not looking to put big boxes here. The biggest tenant would be 30,000 SF to attract a very high end organic grocery. We have had tremendous leasing activity and we will show you that in the prospective tenants in a minute. We have received LOI's from almost every single one of them. We think that the lease up will be done in a matter of 3 or 4 weeks if we had a green light on the rezoning. We are not trying to draw from the local tenant pool. We are trying to draw from new really neat concepts. We think that the community really does lack full service sit down restaurants. The wait times as you know on the weekends are long. There is constant concern about having table space at the existing restaurants and quite frankly I think there could be some better amenities and restaurants in the community. We have focused on that and we have tremendous leads of activity in that regard and why don't we show them the potential tenants that we are talking to. Here are some of them. Fresh Thyme if you have ever seen it, we've received an LOI from them. It's a terrific brand, very high end, very nice. Same with Lucky's, one I haven't had an opportunity to visit but I know that a lot of people really do like the brand. This is an extremely popular brew house. It is very high end, it is not just a sports bar. It is a national brand that is emerging in very strong markets across the country. This is LeBron James place, pizza for those of you that don't know. Walbergers is very interested. They just opened downtown. This is a very big national draw, growing across the country. I am sure those of you who know Mark Walberg. Trader Joes, preliminary discussion but we think that this would be amazing. I live on the east side of Cleveland and we go there often. Their product is extremely unique, it is packed around the clock and it provides an amenity that the community really loves. This is an amazing Asian grill that is growing across the country. Again, container store, a national brand. Cycle bar, this is probably one of the top fitness concepts around the country along with Orange Theory which is across the street and the two compliment each other very well. I don't know Ralley House but a lot of people think it is a great brand. We are still evaluating. REI is a national brand that is growing, I'm sure you are familiar with it. They are going into Pine Crest. We think a Brooks Brothers would be a great addition. We have had preliminary discussions with them. Hand and Stone, another very nice national brand. So you can see, we are trying to attract high level tenants. The finishes that we are proposing in our overall project are very high level and we will show you just an initial rendering so that you can get a feel for it. Mayor Perciak stated that not one of those tenants are here today. Mr. McDonald stated that he thought he saw the Melt. Mr. Pinney stated that they were the first LOI and I will tell you, for those of you who know Matt, he was

the principal behind it. He is extremely selective about his site selection. He has never found a site in Strongsville that works and it took him forever to find the one in Independence, which I worked on. He is extremely excited to come here. I think it will be a great amenity to the community. It generates a lot of excitement, his numbers are tremendous. As you can see, these are the types of tenants that we're focused on. There will be nothing in any way that would compromise the community, especially when you see this, the finishes that we are looking at. Here is just a conceptual rendering. We maintain the existing ingress/egress and entrance, the light entrance. We are not asking for any new cut-ins. We are not taking down on the eastern border, we are not taking down a single tree. We understand the residential communities that border this would object heavily and we wouldn't want to do it. We are actually enhancing it, we intend to buffer and add to the tree line so that the buffering from light and noise and everything increases dramatically. On the front which this property, this particular building fronts a commercial property which is right here. Where these two properties sit we moved them further back west off of the tree line here providing more buffering to the residential community that is here. This is the retention area that exists. Our plan is to actually expand the retention area so that Ledgewood would have even further, deeper buffering from all the retail buildings that are added. We think that we really struck, there is no residential here as you know, this is all commercial. We've set this back off the road to give it just a little bit of breakup of the retail in the front and then we did a nice front piece here. We think it's a terrific layout and it strikes the right balance. Its only 75,000 SF, which is like 2% of this particular corridor and market. We actually are not trying to cram in 125 or 150,000 SF. We have about 1,000 parking spots and even though your Code is extremely tight with respect to your parking, we actually think it is too much parking for the Code but we are only probably 60 spaces off of your Code. This is not Eaton's collection on the east side of Cleveland which is like 2:1, we are still 5:1 and so my point to you is, a lot of developers would have walked in and tried to ram 200,000 or 150,000 SF onto the acreage, we actually just wanted to be clear about and knew that we would probably not get that through Council, particularly without opposition and so we went with a balanced approach, a more high end product and only 75,000 SF with the market with what we think will probably be Fresh Thyme at 30,000 SF of it. Or if it is Trader Joes it will be about 35,000 SF that is how big the one at Eaton Collection is. The plan is to put a lot of very nice, there will not be fast food. We would commit to that now and absolutely, in writing we will not have fast food. It will be fast casual and full service sit down on the restaurant side. The retail will be lifestyle type operators and uses, very similar to the Bar and also to the Cycle Bar and we think that is what the community needs and also, it is spread out. We keep a lot of frontage, we really want to make this look nice so we plan to landscape that and I think, probably the community on this side of the property, the residents are probably very concerned that we were going to be slamming retail right up against the boundary line. I want to reiterate that we are maintaining the entire tree line and we are actually moving the

buildings further west in order to maintain a lot now. The parking field that is there will be the existing parking field but we will not be putting anything back there and we think it strikes the right balance and provides the right buffering, the right privacy for those residents. We didn't try to overdevelop this site, we think it's a perfect balance. There has been 30 iterations of this and all of the considerations I just outlined have been taken into account. We think that it is great. Like I said, also, we are not asking for any additional access, no additional ingress/egress points. We believe that the lighted intersection entrance will provide plenty of ingress and egress and we will commit to the traffic study as needed in working with yours engineers. I do want to talk about storm water, I do think that came up in the press that I read about. As you all know, there is a large ravine and creek that runs behind it. The storm water actually flows into that and I believe that it all flows this way. Our storm water should not actually in any way impact the Ledgewood community. So, we are not sure where that concern came from and we are not sure if it is a real concern, but that is what one of the reporters mentioned and actually contacted us about, even though we really didn't get into it. Overall we feel like we have found the right balance and we feel like it is a great project. It then allows us to fully activate this and we think that, with these types of amenities and this type of momentum, we can have that office building full. So, we ran some preliminary numbers and definitely we will go through them in detail with Brent, but we think that overall the payroll here is 60 million dollars, potentially 600 to 800 overall jobs, not counting the new construction jobs. We think that the market place alone will have over 100 jobs and these are pretty decent wage jobs. We are trying to attract large companies here. I think that the Mayor has met with a couple of the prospective tenants, these are terrific companies, not small, these are large corporations who are in the market and looking for space. We also intend to put probably in excess of 11 million dollars into that building in new capital. It needs upgraded, it needs some new finishes. Probably will redo the entire front entrance. I love gold but I don't love gold entrances in buildings. Overall, like I said, we are excited about the project. Excited to move forward and the leasing activity has just been unbelievable. We expect if we had the green light we would probably be fully occupied very quickly. Mayor Perciak stated that the projected tenants for the building are all high quality tenants. We met with them and not only did we meet with them, we visited their places of business. Now we understand why they want Strongsville and why they want that building. Mr. McDonald asked if they would be moving in before construction is complete. Mr. Pinney stated that they would be moving in and that there was actually one lease out for negotiation. It is a northwest company so you can imagine it is going through the legal process. We hope to get that lease executed soon. That is about 20,000 SF, it is a great company, we think there is potential to grow. We also just so that you understand, in coordination with the Mayor's office have been working very closely with Jobs Ohio who has been very cooperative. We have a great relationship with them. My firm and I have in particular along with Matt

have done a lot of corporate headquarter projects, so we are familiar with the process.
We are actually
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able to get incentives from Jobs Ohio to help us activate the office building. I want everybody to understand that this is the truth and I know that developers make all kinds of representations all the time but we are probably going to either break even or lose money on the office build because the market rents with, like I said 25% of the market is vacant. The market rents are just not real high right now. We are looking at the mid-teens at a lease option. The TI dollars are significant and the building needs upgrades. The real way to activate and get this project going, to actually capitalize it is to actually rezone the balance of the property and we think it will create a small little vibrant area and really get that building full, 125,000 SF of tax payers which I think is always good for the community and it will benefit the school system as well. Mr. McDonald asked if Mr. Pinney implied a 60 million dollar payroll for the office building and a 60 million for the rest? Mr. Pinney said no, I think we estimate 600 jobs in the office building minimum, depending on the density it could be as high as 700 or 800. Let's say 600 because I didn't want to give you inflated numbers. We estimate payroll at probably 45 to 50 million conservatively and that is like 40 some thousand average payroll. The truth is that the payroll could probably push north of 50 but then we actually just figured 10 million of additional payroll throughout the entire balance of the retail site. I would say conservatively 50 million, we could probably run some numbers and may be able to get to 70 million in payroll for the site and that assumes that we can get the building fully leased. That is not going to be easy but we have some momentum now and we are working hard. We have some really good brokers who are involved. Anchor has done an incredible job already. They have a full team working with the retail tenants and we are working also with, we have about 70,000 SF of interest, significant interest with the Mayor's offices help on the office side which is tremendous and that would give us a 50,000 SF left to get leased out. You could just see, this is an aerial site plan overall, showing the office at 120,000 SF. This is the brochure at 30,000 SF and if that is a Trader Joes I think their model calls for 35,000 SF and we would just adjust the other retail portions. Overall the count is here, it's about 75,000 SF of additional retail. We call these retail but these are stand alone restaurants. I think that the rezoning request calls this restaurant here. This was the point that I was making, as I understand Ledgewood is up here, correct? Mr. Daymut stated that the clusters and the single family here. Mayor Perciak stated that where Mr. Pinney's thumb is is Falling Water Drive. Mr. Pinney stated that they were a little mistaken on that and did not understand that this was Ledgewood. We want to make very clear to the Ledgewood residents that we are going to leave this tree line as is, not a single tree will come down and we are going to actually increase the buffer and add just for winter evergreens here or if the residents wanted a fence we would put a fence. If the residents want trees we will plant trees. The retention stays here, actually we think that this retention needs upgraded to current standards and we will coordinate with your engineers. The fall off on it, it comes

into this ravine and I believe travels away from Ledgewood itself. So, we hope that should address any concern about storm water management and any adverse impact on this particular set of houses here. So I also pointed out that we moved retail J and I over to here in order to create a better buffer and also to trail of course the drive. We are not trying to slam retail right here and we also are breaking them up and so we think we have struck the right balance and really have tried to in advance address any concerns with the residents here. We get their concern, its legitimate, the houses are there, they are there now and we understand it and we want to try to address their concerns. I think we plan to attend that meeting and hopefully this will help alleviate any concerns. Mayor Perciak asked if there were any questions. Mr. David stated that it looks like you are putting money into the façade of the office building at least per the rendering. Mr. Pinney stated that they were, the front entrance and the canopy will be redone. We do not think that we need to do much to the existing window and frame system. They just need refilmed and cleaned dramatically. Overall the entire interior will be gutted. The building itself will go through a complete upgrade. We have not really dug in yet on whether all the systems need to be upgraded but the roof looks good. We think the existing HVAC system works but if they don't we will be addressing them as well. Mr. Kaminski stated that he liked the list of tenants but the one that concerns me is the container store. When you look at where e-commerce is going and what can be shipped to your house, I just look at that as something that would not be as exciting as all those other choices. That one would concern me over everything else. Trader Joes is a plus. Mr. Pinney stated that the container store is a pretty small tenant. This is just one of their small units. Mr. Kaminski stated that the ones he has seen are pretty big. Mr. McDonald stated that Mr. Daymut is having a meeting on the 21st or 22nd and he would like that this matter be tabled this evening. Mr. Daymut stated that he hoped that the Ordinance would be tabled and moved to the next meeting and that the next meeting be moved to the 24th. Mr. McDonald asked the members if they were available to meet on the 24th. They only member with a conflict was Mr. Kaminski.

ORDINANCE NO. 2017-122: Mr. Kolick stated that the Commission was being asked to table this too. This is the old Pete Bauer and they are going to knock down the old Strongsville Savings Bank and expand the car lot. We are looking at maybe another way to do it and it would accomplish what they want and it would protect what we need to accomplish in the City so we are looking at maybe introducing another ordinance to Council to do that and would ask that you table it tonight.

ORDINANCE NO. 2017-123: Mr. Daymut stated that this was for Raisin Cane. It is new to the area and I understand it is very popular down south. It is just chicken fingers. Mr. McDonalds stated he had eaten there. Mr. Daymut asked the Commission to act on this matter.

Mr. McDonald – Secretary please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of July 13, 2017. If there are no additions or corrections they will stand as submitted. Also for the record, our next meeting which was for August 17th will be moved to August 24th and Caucus will be at 7:30 p.m. and meeting will begin at 8:00 p.m. the regularly scheduled times.

NEW APPLICATIONS:

CENTERLINE CARSTAR COLLISION/ Paul Struhar, Principal

Site Plan approval of a parking lot addition for property located at 8000 Pearl Road, PPN 395-05-016 zoned Commercial Service.

Mr. McDonald – Item Number One, Centerline Carstar Collision, please step forward and state your name and address for the record.

Mr. Struhar – Paul Struhar, 8000 Pearl Road, Strongsville.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposed additional parking spaces are located off of the subject site in the public right-of-way of Pearl Road which brings up a couple of issues. First the site plan would need a variance to permit the parking spaces to be located less than 25 feet from the front line. Secondly, they will need a variance to permit off premise parking to be located on a parcel not under the same ownership as the use to which they are accessory. Also, they will need a Lease Agreement with the City to permit private parking located within the right-of-way. From Engineering the plans are in approvable form subject to the applicants engineer adding the necessary details to them. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

Mr. Biondillo – Thank you Mr. Chairman. From the Building Department we will be meeting with the owner to evaluate the lighting levels along that Pearl Road corridor but the applicant has also agreed if we make a recommendation to put some wall packs on

the building that he will do that. So I will be in touch with the owners as this progresses.
Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report.
Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. We need to deny this this evening so that they
can proceed to the BZA. In the meantime the City will work on a License Agreement
through our Law Department to give Mr. Struhar the use of that right-of-way.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain
a motion for Centerline Carstar Collision.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a parking lot
addition for property located at 8000 Pearl Road, PPN 395-05-016 zoned Commercial
Service.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

ALTENHEIM REHAB & MEMORY CARE/ Brandon Rouhier, Agent

Site Plan approval of two parking lot additions for property located at 18627 Shurmer
Road, PPN 397-01-092 zoned SR-1 and Public Facility.

Mr. McDonald – Item Number Two, Altenheim Rehab & Memory Care, please step
forward and state your name and address for the record.

Mr. Rouhier – Brandon Rouhier, 18627 Shurmer Road, Strongsville, Ohio.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the applicant exceeds that minimum Code requirement for the number of parking spaces. The proposed expansion will comply with all of the parking setback requirements and approval is recommended. From Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

Mr. Biondillo – Thank you Mr. Chairman. From the Building Department, the lighting fixture plan and photometric are in approvable form. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. I believe that the ARB has also given favorable recommendation on this, we are in a position to act on it. If approved it would have to go to City Council since it is zoned Public Facility. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Altenheim Rehab & Memory Care.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of two parking lot additions for property located at 18627 Shurmer Road, PPN 397-01-092 zoned SR-1 and Public Facility.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

SOUTHPARK MALL, LLC/ Kenneth Fisher, Agent

Parcel split and consolidation of PPN 396-24-011 and 013 for property located at 16761 Southpark Center zoned General Business and Shopping Center.

Mr. McDonald – Item Number Three, Southpark Mall, LLC, we do not have a representative so we will now listen to the Administrative Reports. Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposed lot split will require a number of variances; namely building side yard setback, rear yard setback, parking side yard and rear yard setbacks, building ground coverage, location of the parking and the minimum lot area. From Engineering the plat is in approvable form subject to the necessary cross easements for ingress and egress, parking and utilities. Just to note that no additional curb cuts or signage will be permitted on Howe Road. Thank you.

Mr. McDonald – Thank you, Mr. Biondillo.

Mr. Biondillo – Thank you Mr. Chairman. From the Building Department, there is no report. Thank you.

Mr. McDonald – Mr. French.

Mr. French – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. With the variances required we will need to deny this so that they can proceed over to the Board of Zoning Appeals.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Southpark Mall LLC.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Parcel split and consolidation of PPN 396-24-011 and 013 for property located at 16761 Southpark Center zoned General Business and Shopping Center.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2017-111 AS AMENDED:

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 and R-RS (Restaurant-Recreational Services) Classification and Declaring an Emergency, As Amended.

Mr. McDonald – Mr. Daymut.

Mr. Daymut – This is the zoning request that we received prior to this evenings Agenda. Originally this was for General Business in front of the old Ceres building. It is now modified to have the east of the driveway Restaurant Recreation and the remaining to General Business. Since this does abut my residential constituents in Ledgewood I would ask the Commission to table that this evening and consider it at next meeting so that I have an opportunity to meet with the residents of Ledgewood and the Developer to address any issues that they might have.

Mr. McDonald – Very Good, we will table this matter this evening.

ORDINANCE NO. 2017-122:

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 14092 Pearl Road, in the City of Strongsville from GB (General Business) Classification to MS (Motorist Service) Classification (PPN 393-18-014), and Declaring an Emergency.

Mr. McDonald – Mr. Daymut.

Mr. Daymut – This is the zoning request to go from General Business to Motorist Service for the Ganley Automotive Group on Pearl Road. I will defer to Mr. Kolick for further comment.

Mr. Kolick – Mr. Chairman, we are looking at another way to accomplish what the Developer wants to do, or the owner there, they want to use it for the sale of cars there. Their intent is to take down the existing building to expand their show area for automobiles. We want to do it in a manner that will be in the best interest of the City so

we are looking at placing another ordinance before Council so I would just ask that you table it this evening.

Mr. McDonald – Very good, we will table that ordinance as well.

ORDINANCE NO. 2017-123:

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 14356 Pearl Road (PPN 393-19-033) in the City of Strongsville from GB (General Business) Classification to R-RS (Restaurant-Recreational Services) Classification and Declaring an Emergency.

Mr. McDonald – Mr. Daymut.

Mr. Daymut – Thank you Mr. Chairman, this is a rezoning that came before Council from General Business to Restaurant Recreational on the corner of Pierce Drive and Pearl Road for a vacant lot that is there now for something called Raisin Cane. I would ask that we give a recommendation this evening and I will be voting in favor of that. Thank you.

Mr. McDonald - ORDINANCE NO. 2017-123. 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 14356 Pearl Road (PPN 393-19-033) in the City of Strongsville from GB (General Business) Classification to R-RS (Restaurant-Recreational Services) Classification and Declaring an Emergency.

Mr. David – Move to give favorable consideration.

Mr. Pfahl – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald – Mr. Daymut, you have a favorable recommendation to take back to City Council. Is there any other business to come before this Commission this evening? Seeing none, we are adjourned.

Greg McDonald, Chairman

Carol M. Oprea  _____
Carol M. Oprea, Recording Secretary

Approved