

Minutes of the Planning Commission Meeting

September 5, 2019

6:00 P.M.

Mayor Gallagher called the meeting to order.

PRESENT: Katie Gallagher, Mayor
Jim Oper
Sue Grodek
Steven Coyle

ABSENT: Ron VanKirk, Council Representative

APPROVAL OF MINUTES:

Motion by Gallagher second by Oper to approve the minutes of July 11, 2019. **Vote Resulted:** *To APPROVE:* YES: Gallagher, Oper, Coyle, Grodek. No: None. Abstain: None (**APPROVED**)

A request from Brilliant Electric Sign Co., LTD for two wall signs for Zelle's Auto Service at 4393 Ridge Road PP# 432-26-111. Commissioner Kulcsar explained the plans and the Building Department has no issues with the plans. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher second Coyle to **APPROVE** the request. **Vote Resulted:** *To APPROVE:* YES: Gallagher, Coyle, Oper, Grodek. (**APPROVED**) 9-2019-1

A request from Advance Signs for three internally illuminated wall signs for Starbucks at 4752 Ridge Road PP# 432-15-015. Commissioner Kulcsar explained the plans and the Building Department has no issues with the plans. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher second Coyle to **APPROVE** the request. **Vote Resulted:** *To APPROVE:* YES: Gallagher, Coyle, Oper, Grodek. (**APPROVED**) 9-2019-2

A request from Sign Erectors, Inc. for a new freestanding sign for Montrose Mazda at 9600 Brookpark Road PP# 433-18-002. Commissioner Kulcsar explained the plans and the Building Department has no issues with the plans. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher second Grodek to **APPROVE** the request. **Vote Resulted:** *To APPROVE:* YES: Gallagher, Coyle, Oper, Grodek. (**APPROVED**) 9-2019-3

A request from Adam Signs for internally illuminated wall sign for Floor King at 6610 Biddulph Road PP# 432-28-009. Commissioner Kulcsar explained the plans and the Building Department has no issues with the plans. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher second Oper to **APPROVE** the request. **Vote Resulted:** *To APPROVE:* YES: Gallagher, Coyle, Oper, Grodek. (**APPROVED**) 9-2019-4

A request from Epic Signs for wall signs for TAP Packaging at 4600 Tiedeman Road PP# 432-05-003 Commissioner Kulcsar explained the plans and the Building Department has no issues with the plans if they do put up the one larger wall sign they will need to for a variance. They do not plan to do the large sign now if the future they do they will have to go for the variance. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher second Coyle to **APPROVE** the request. **Vote Resulted: To APPROVE: YES: Gallagher, Coyle, Oper, Grodek. (APPROVED) 9-2019-5**

A request from Rhino Systems, Inc. for a wall sign for Navage at 1 American Road PP# 432-06-011 Commissioner Kulcsar explained the plans and the Building Department has no issues with the plans. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher second Oper to **APPROVE** the request. **Vote Resulted: To APPROVE: YES: Gallagher, Coyle, Oper, Grodek. (APPROVED) 9-2019-11**

A request from Tim Ruble for wall signs for Bulldog Ice Cream at 7467 Memphis Ave PP# 432-25-004 Commissioner Kulcsar explained the plans and the Building Department has no issues with the plans. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher second Oper to **APPROVE** the request. **Vote Resulted: To APPROVE: YES: Gallagher, Coyle, Oper, Grodek. (APPROVED) 9-2019-12**

A request from Kelly Zalenski for a Banner sign for temporary business, Spirit Halloween, at 4790 Ridge Rd PP# 433-15-001 Commissioner Kulcsar explained the plans and the Building Department has no issues with the plans. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher second Grodek to **APPROVE** the request. **Vote Resulted: To APPROVE: YES: Gallagher, Coyle, Oper, Grodek. (APPROVED) 9-2019-13**

A request from Sal Russo for a Conditional Use for a daycare in a R-B, Retail Business, district at 4218 Ridge Road PP# 431-22-021,020,019. Commissioner Kulcsar explained applicant withdrew the request. **9-2019-6**

A request from Sal Russo for site plan approval for a daycare at 4218 Ridge Road PP# 431-22-021,020,019. Commissioner Kulcsar explained the applicant withdrew the request. **9-2019-7**

A request from Sal Russo for a Conditional Use for a daycare in a SF-DH, Single Family Dwelling Housing, District at 8235 Memphis Ave PP# 432-24-013A. Sal Russo was present. Commissioner Kulcsar explained the request. This is a request for a similar to a school conditional use in a Single Family Dwelling Housing, District. Mayor Gallagher asked how much of the church they plan on using. Sal responded it depends on the layout of the space. They will use the chapel for the main area for the younger kids there is plenty of space. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. She then opened it up to the public. No concerns brought forward. After further discussion, **Motion** by Gallagher second Grodek to **APPROVE** the request. **Vote Resulted: To APPROVE: YES: Gallagher, Coyle, Oper, Grodek. (APPROVED) 9-2019-10**

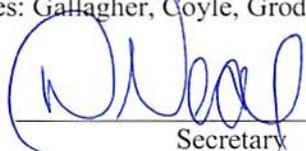
A request from Premier Development, LLC for a Conditional Use for truck dispatch and preventative maintenance in an L-I, Limited Industrial, district at 4650 Tiedeman Road PP# 432-05-006. Kevin Callahan owner of the property introduced Rob Zimmerman who is RUAN's legal counsel. Rob Zimmerman stated

they are asking the Commission to deem this a similar permitted use. This will be their regional dispatch center. They will be performing clerical duties, administrative duties, and training in the existing office spaces. In the other interior back warehouse space they will be used for diagnostic and preventative maintenance on their trucks. This will not be a truck terminal there will be no loading and unloading of the trucks at this location. They will perform things like checking headlights, wiper blades and any big repairs would go to a third-party repair center. He feels the use they will be doing at this location is similar to item one of the Zoning Code for L-I administrative, professional, executive, financial, accounting, clerical, drafting and other similar offices. He then stated there is nothing within the code stating you can or cannot do the preventative maintenance or diagnostics on the trucks in this Zoning code the office supports the warehouse functions. They feel the use in the warehouse area is similar to line five of the Zoning Code for L-I Commercial storage of goods, supplies or equipment, warehousing, and wholesale marketing and distribution of such goods, supplies or equipment. He stated there are similar businesses in the area, like Weleski and XPO, which have similar trucking functions. Steve Larson from RUAN gave a history of RUAN and the business model. He spoke about the amount of truck traffic to be expected from their business. Commissioner Kulcsar explained the Zoning code for this area. Mayor Gallagher asked Law Director Kevin Butler to add his thoughts. Law Director Kevin Butler explained that this use does not fit neatly into any particular item in the code. He discussed his thoughts and the reasoning on where he feels this fits into the code. He feels the office would fit into one of the Zoning code 1125.02(a) for L-I administrative, professional, executive, financial, accounting, clerical, drafting and other similar offices. He also feels the use of the warehouse is similar to line five of the Zoning code 1125.02(a) for L-I Commercial storage of goods, supplies or equipment, warehousing, and wholesale marketing and distribution of such goods, supplies or equipment. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. Jim Oper asked how many jobs this will bring to the area. Steve Larson from RUAN explained roughly about 20 on-site jobs and about 50 on the road jobs. Sue Grodek asked if they change the use of this business while they are there if they would be required to come back to the Planning Commission for approval. Commissioner Kulcsar replies yes they would have to. Mayor Gallagher asked if the public had any concerns or issues with the plans. Regis Barrett asked how many trucks per day they will have going in and out. Larson stated about 50 per day. Barrett then asked how many trucks have engine brakes. Larson stated it is very limited they do not allow drivers to use them, he can get an exact number if he would like. Barrett expressed concerns about the truck garage in the rear of the office building. There was discussion on the truck specification. Barrett asked if anyone believes it to be a conditional use. Mayor Gallagher explained that this has been in discussion for several weeks with the Law Director, Building Commissioner, Economic Development Director and herself about the thought of where the use fits in. She then stated because our code is so outdated it doesn't fit anywhere cleanly. There was discussion on trucks traffic on Tiedeman road. Law Director Kevin Butler explained his thoughts on the use that is being discussed and his interpretation of the Zoning Code for this request. He also explained that other business on Tiedeman have very similar use to this request and because of this he feels this is a similar permitted use. After further discussion, **Motion** by Gallagher second Grodek for a **finding of similar permitted use in a L-I district** on this request. **Vote Resulted: A FINDING OF A SIMILAR PERMITTED USE: YES: Gallagher, Coyle, Oper, Grodek. (FINDING OF A SIMILAR PERMITTED USE) 9-2019-8**

A request from North Coast Architects, Inc for a Conditional Use for a health care center in a MF-PD, Multi-Family Planning Development, District at 0 Idlewood Dr. PP# 433-14-076. Commissioner Kulcsar explained the request for the parcel north of Brooklyn Pointe. Marc Cohen from North Coast Architects spoke, he is the architect for the Avenue project. He explained that this parcel is 8.012 acres and the Zoning for the surrounding areas of this project. This a proposal for a one-story building it will be around 85,000 square feet. They will be providing medical care for sick and injured patients, specialized wound care treatment, pulmonary care, inpatient and outpatient rehabilitation center, physician oversight and care for all patients.

They are also considering is a dialysis center. He then went over the preliminary site layout and the finishes to be used on the exterior of the facility. He stated their intent is to meet all zoning requirement without the need of any variances. Eitan Flank from Progressive Quality Care will be managing partner for this facility. He explained the will have about 120-135 fulltime employees. The total investment for the project will be around 18 million dollars. They expect to have 4-5 million dollars in payroll per year. Mayor Gallagher asked how many beds will be in the facility. Cohen explained the plan is between 90-120 beds. Their plans are still in the conception stage with about 99 single bed suites. Once they finalize the plans they will have a more solid number. They are hoping to be close to the 120 number but want to keep the plan to one floor and not comprise the size of the rooms. Mayor Gallagher asked what type of payment will be accepted. Flank explained most insurances, Medicare, Medicaid and private pay. Economic Development Director Andi Udris explained with the assisting living facility right next to this property their residents would be able to transition their level of care without moving too far away and losing friends they may have made at that facility. Mayor Gallagher asked if the Commission had any concerns or issues with the plans. No concerns brought forward. Mayor Gallagher asked if the public had any concerns or issues with the plans. Councilperson Celcherts asked if this is similar to Regency Healthcare. Flank explained they are similar but Regency is more acute care. Councilperson Ryan Shockey asked about screening and buffering for the residents on Elizabeth. Cohen explained they will have screening in place and most of the parking is in front of the building so that will also shield the residents from the noise or lights. Oper asked how far the building will be set from the west from the property line. Cohen explained they are about 120 feet from the property line. There was discussion about land layout to ensure no flooding will happen to residents on Elizabeth. Oper asked them to explained services again. Cohen explained that they will be providing medical care for sick and injured patients, specialized wound care treatment, pulmonary care, inpatient and outpatient rehabilitation center, physician oversight and care and also under consideration is a dialysis center. Mayor Gallagher asked about the roadway and the maintenance. Flank explained there is an easement of the roadway and they will work with the Stark's to have an agreement for the maintenance. Oper asked about trash pickup and wants to ensure that it will not be picking up before 7 am. Cohen explained the dumpster is located in the front of the building and they will ensure that is written in the contract with the waste management company for pick up times. Their goal is to be a good neighbor. They have 13 facilities and this will be the 10th they have built from the ground up so they understand it is very important to be neighborly. Joyce Fornal asked about the detention basin, the depth and mosquitos concerns. Cohen informed them the basin will be dry most of the time, if there is a large rain it will fill and then drain according to the requirement that is mandated. Fornal asked if dirt mound will be gone. Cohen explained yes they will use some of it and remove the rest. Fornal asked if people will be staying overnight and for how long. Flank explained yes there will be overnight patients, they may stay days or weeks, as long as they need the care. Commissioner Kulcsar explained the conditional use request. Law Director Kevin Butler explained his thoughts on the use that is being discussed and his interpretation of the Zoning Code for this request. After further discussion, **Motion** by Gallagher second Oper for a **finding of a similar to a convalescent and rehabilitation hospital conditional use with the ability for conditions to be set throughout the site approval process. Vote Resulted: To APPROVE CONDITIONAL USE: YES: Gallagher, Coyle, Oper, Grodek. (APPROVED CONDITIONAL USE) 9-2019-9**

There being no further business, **Motion** by Gallagher second by Oper to adjourn. **Vote Resulted: To ADJOURN: Yes: Gallagher, Coyle, Grodek, Oper. (Meeting Adjourned)**


Secretary


Chairperson