

THE CITY OF PARMA HEIGHTS
PLANNING COMMISSION MEETING MINUTES
FEBRUARY 1, 2021

PRESENT: Chairman Schwachenwald and Commission Members Kelly, Stavole, McCall Litten and Commission Secretary Bohdan.

ALSO PRESENT: Director of Law Pokorny, Director of Public Service Patten and Asst. Law Director Schneider.

The meeting was called to order by Chairman Schwachenwald at 5:30 p.m.

Pledge of Allegiance.

Chairman Schwachenwald motioned seconded by Commissioner McCall to approve the minutes of the October 14, 2020, Special Commission Meeting.

Aye: Kelly, Stavole, Litten, Schwachenwald, and McCall.

Nay: None

OCTOBER 14, 2020 SPECIAL PLANNING COMMISSION MEETING MINUTES APPROVED.

Chairman Schwachenwald motioned seconded by Commissioner McCall to approve the minutes of the November 2, 2020, Planning Commission Meeting.

Aye: Stavole, Litten, Schwachenwald, McCall and Kelly

Nay: None

NOVEMBER 2, 2020 PLANNING COMMISSION MEETING MINUTES APPROVED.

Chairman Schwachenwald motioned seconded by Commissioner McCall to approve the minutes of the December 14, 2020, Special Planning Commission Meeting.

Aye: Litten, Schwachenwald, McCall, Kelly and Stavole

Nay: None

DECEMBER 14, 2020 SPECIAL PLANNING COMMISSION MINUTES APPROVED.

Chairman Schwachenwald introduced for consideration the proposal for expansion and interior renovations at 6975 W. 130th Street, Medicare Center, application submitted by Janice Cole, Makovich & Pusti Architects, Inc.

Ms. Cole introduced herself. She presented to the Commission the proposal for renovations and additions for the Medicare Center in Parma Heights. The project is about 3000 to 3500 square foot addition on to the existing building that is there now. The site location is at 130th in the existing building, and then the house next door will be torn down and our expansion will go into that lot where the house is now. This is a larger plan of the existing area. The building is on the south side, and then the existing house is on the north side and is the side that our addition will go onto. We will also be improving the parking lot and adding signage and landscaping to the project. We have included some pictures in here, so you can look around and get more familiar with the area. Our plan is, like I said, the new addition will go on the north side of the existing building. The existing building is a one-story brick building with an angled roof. We

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will be adding a similar addition onto that that is similar in size. We have additional parking added. Our idea was to use the existing entrance that is already cut into the curb on 130th, and then use the existing house driveway as an exit so there is a little bit of circulation along the front of that building, and we can get cars in and out. We have some areas for snow removal, decorative, which is a little bit more detailed. We do have some decorative stone on there so when the snow is removed in the wintertime, it has sometime to be that is out of the way. We have the plantings that are approved for Parma Heights, and if you look in the lower right hand corner of the drawing, this is where we are proposing the ground signs to be located. We have more than enough parking required by code. This is a rendering showing the landscape plan for what we intend to put out there. It would be some screening along the street to screen the parking and then some decorative landscaping along the front. This is just a layout of the plan. I don't know if you have any questions regarding the plan, but [_____] and we will be adding on [_____]. We will also be adding an x-ray area, a larger waiting area, and some lab and computer areas, so some support areas. To the existing building, we plan to renovate some of the existing living areas to be the staff breakroom and more of a soft space for the staff. I have elevations here. The center entrance area, which would be this material, which is a fiber cement board. It has a shine to it. It has a hard base along the bottom of it so that snow and ice and foot traffic doesn't damage this board. Then the material on the addition of the building would be this [_____], which is a wood-look panel, but it is also fiber cement board, and it would also have a cast-stone base on it to be more durable of a base at the sidewalk. Then, our plan is to paint the existing brick on the existing building to match the tone of this siding. This is the rear elevation. The same material that I mentioned earlier. We would have roof shingles for the roofing. We would try to continue the bands around the tip of the building. Right now, there is currently a band along the existing building that we were going to replace with this just to tie it into the new addition so that the buildings both tie together.

Commissioner McCall asked if the existing brick that is up there right now on the current building is going to be covered.

Ms. Cole replied just painted. Right now, it is like a red.

Commissioner McCall asked if it is going to stay that.

Ms. Cole replied yes.

Chairman Schwachenwald asked Director Patten if the material that Ms. Cole is showing the Commission on the City's approved list.

Director Patten replied those are acceptable, yes.

Chairman Schwachenwald asked about the one that is going on the facet, how reflective is that.

Ms. Cole replied I don't know what reflective value it has. I can get that to you if you need it.

Chairman Schwachenwald replied yes. Please. We can't be blinding the folks on 130th.

Commissioner McCall stated when you say the existing will be painted, when I'm looking at this rendering, it doesn't look like it is a paint? Am I looking at it wrong?

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Ms. Cole replied the right side is the existing building, and it will be painted to match.

Commissioner McCall asked it will be painted to match what you are putting on the other one.

Ms. Cole replied it is not going to look like siding. It is just going to be a similar tone of paint.

Commissioner McCall asked Director Patten what are the guidelines on painting of brick.

Director Patten replied as long as they use the proper application, it is not an issue.

Commissioner Stavole asked if you can go back to the floor plan. Is there some kind of ratio to [____]? Is there some kind of way that you decide how much the square footage would be in the waiting room as compared to the rest of the examination room?

Ms. Cole replied typically we would use FDA guidelines for a hospital application, and this does not really fall under that application, but I don't believe the FDA guidelines have [____] as more of a rule of thumb, but I know the doctor had expressed that she wanted the waiting area small because she wants to bring the patients in. She doesn't want them collecting out in the waiting room.

Commissioner Stavole replied makes sense.

Ms. Cole stated especially with COVID and however we move forward from there. I don't know if she would be calling people from their cars or anything like that.

Commissioner Stavole replied okay, thank you.

Ms. Cole stated their motto is to take the patients to the examination room when they arrive, so if there is a waiting, they will be waiting in the examination room and not waiting in the waiting room very long at all. This is a view of the building. We were talking about using a smooth-faced stone on the addition and then underneath this panel and get more of a rougher face than a rock face on the base of this just to give it a little bit of character. We are also planning to put, over the existing building and over the entrance, some sunscreens to help keep the heat out in the summer. The only other thing I can mention is that the existing building right now has a gable front on this bump out and park [____]. The entrance will be a larger 1-1/2 story space to bring everybody in. Then, we have photos of the materials. It is kind of hard to read very well on the picture, so that is why samples are better. We are going to use [____] storefront system. All of the windows will be analyzed [____] also, and then round dimensional shingles. You would have the stone bases that would match each of those. Then, the final thing I wanted to show was the signage that was proposed, the ground sign. City of Parma Heights has a limitation of a 6-foot-high ground sign, and that is what we show here, but the owner has asked if it would be possible to get a variance for 8 foot, if that is something that the City would let us do? Or is that something that is not possible?

Director Patten replied you'd have to make application to go through the Zoning Board.

Ms. Cole replied okay. Do you know if they will grant the request?

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Director Patten replied the Board makes that decision, but if it is not too far out, I am sure they would...

Chairman Schwachenwald asked if they have already purchased the other property.

Ms.Cole replied yes.

Director Patten stated they have.

Chairman Schwachenwald asked when are they looking to start construction.

Ms. Cole replied we are supposed to be done with drawings maybe mid- to late-March. Then the contractor would need to mobilize. So, late spring/early summer I would guess?

Chairman Schwachenwald asked when would they finish by.

Ms. Cole replied she didn't know the construction schedule off the top of my head. I can get that to you.

Chairman Schwachenwald replied would you please and send it on to Dennis. So, we have an idea of how long there is going to be construction on W. 130th. So, we are looking for a start, a finish, and about done. The construction obviously would fill in the gap. Does anyone have anything else?

Commissioner Stavole stated Ms. Cole had mentioned their plants are acceptable for our code, I am just concerned about traffic pulling out if some of those plants aren't blocking.

Director Patten replied he has this set to Ray Priest, our landscape architect, and once he answers back, he will tell us on the landscape side of it. That is all being done yet.

Commissioner Stavole thanked Director Patten.

Chairman Schwachenwald asked Director Patten if there was anything else to add.

Director Patten replied there is not.

Chairman Schwachenwald asked Asst. Law Director Schneider if the Law Department had any concerns.

Director Schneider replied the Commission has before them included with this application, a memorandum from our City Engineer. It lays out several different comments that the City Engineer thinks are appropriate for this application. The first recommendation from the Law Department is that any adoption would be done contingent upon satisfaction of these City Engineer comments. The second recommendation from the Law Department would be that it would be contingent on landscape/architect approval. The third contingency that the Law Department would recommend is that there has been some discussion about a potential variance for the sign and any other matters, and that it be submitted as is, and any variances would have to be approved by Zoning for them to come a part of this plan. So, it would be contingent on Zoning and approval of any divergence from what we have in front of us.

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Chairman Schwachenwald clarified with Director Schneider that approval is contingent on building material, contingent on landscape, and contingent on zoning.

Director Schneider stated the comments from the Engineer encompass 12 different comments that go beyond just building material. So, I would make it contingent on the satisfaction of those 12 comments by the City Engineer.

Ms. Cole stated she can give you an answer now on construction. Construction length of time is 9 months, to be completed by December 2021.

Chairman Schwachenwald asked if she knew if they have to do any more tapping into any of the services that would reduce the lanes on 130th, or are there existing connection?

Ms. Cole replied she thought they were bringing in new connections and then that feeding into the existing building, so that it would be one service. I know that my engineers and I went back and forth on that, and I had to go check with them to see what the final decision was on that.

Chairman Schwachenwald asked Ms. Cole to forward that on and get that answered as well.

Chairman Schwachenwald motioned seconded by Commissioner McCall to approve the proposed expansion and interior renovations at 6975 W. 130th Street, MedCare Center contingent on our City Engineer's 12 comments, with the contingency on the landscaping as well from our Landscape Architect, and the approval of the signage from our Board of Zoning Appeals.

Aye: Schwachenwald, Kelly, Stavole and Litten

Nay: None

Abstain: McCall.

APPROVAL OF THE PROPOSED EXPANSION AND INTERIOR RENOVATIONS AT 6975 W. 130TH STREET, MEDCARE CENTER WITH LISTED CONTINGENCIES.

Chairman Schwachenwald requested Ms. Cole get the information to Director Patten over the next few weeks, so we have a better idea. Can we just add this to the agenda when we come in so we know that we follow up?

Ms. Cole replied she will.

Chairman Schwachenwald closed the regular Planning Commission meeting and opened a Public Hearing to discuss repealing Chapter 1186, the Planned Unit Development of the Codified Ordinances.

Law Director Pokorny explained we are here tonight to discuss the repealing of Chapter 1186, which is the Planned Unit Development Ordinance, which pertains, in our City, exclusively to the Cornerstone project. The Council referred the consideration of the repealing of this ordinance to the Planning Commission at its last Council meeting, and, as you know, this Commission spent countless hours working with Kris Hopkins of CT Consultants and other professionals regarding the land-use study that she prepared and then the potential rezoning of the City and update of our codified ordinances, which are 50+ years old.

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That was accomplished with your hard work and referral back to Council back in December 2020. Council has had three readings on those proposed ordinance changes, and a public hearing, and they passed all of the changes as were presented. They will become effective 30 days from the Council action, which is about the end of February, I believe. So, the area that the PUD ordinance applies to, Cornerstone, is not part of the West 130th Street district, now known as that rather than the Planning or Development Area. The Planned Unit Development ordinance was enacted in 2003, and as you may recall from Ms. Hopkins report, because the project failed some time ago, that PUD ordinance is currently obsolete, especially in light of the fact that the new zoning code will become effective to make that area, most of the development over there, I think will be conditional use, that you are going to be able to review and control. The PUD ordinances, as you may recall, if you were around back when this happened, it's pretty cumbersome. There are all kinds of design manuals and length of time for review that was codified in the ordinance. We have made this now a more flexible mixed-use district where, again, the Planning Commission is going to be presented with any project that is proposed, and you are going to review just as you have been doing here. So, based upon the recommendation of Ms. Hopkins, and the Law Department, we are here to ask you to consider repealing Chapter 1186 of the codified ordinances, which is the Planned Unit Development ordinance. I would be happy to answer any questions you may have regarding that, or, if you so choose, you can consider it further at another meeting. If you opt to not do that and would like to move forward, then I would request that you consider referring it back to the City Council with the recommendation that the ordinance be repealed.

Chairman Schwachenwald asked when does the 130th, the new zoning, go into effect?

Director Pokorny replied he doesn't know the exact date.

Secretary Bohdan replied on January 25th.

Director Pokorny stated so it will go into effect 30 days after it was passed.

Chairman Schwachenwald asked do you think there are any issues that would arise between the time that that happens and becomes effective, and if we were to take this PUD off now?

Director Pokorny replied the PUD won't come off right now. You would refer it back to the Council. The Council will then have to have three readings and a public hearing. So, we are looking at the middle of March or later for the actual repeal.

Chairman Schwachenwald asked if there were any other questions So, it took us months and months to get this thing – because I was around back then – to get this to go, and we are going to simply refer it back to Council in one fell swoop.

Commissioner McCall asked It doesn't mean the property itself is still zoned the same way. It is just outside of the PUD being eliminated, right?

Director Pokorny replied the PUD will be eliminated, and Chapter 1185, which you considered, will make this a mixed-use zoning area. It is a more flexible type of zoning, and it won't be as cumbersome for the Commission as well as any potential developer.

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Chairman Schwachenwald stated he didn't see any reason to hold it back or any other questions, other than to move it forward to Council.

Asst. Law Director Schneider stated for the purpose of the public meeting, I would emphasize that notice was given of this public meeting and we will just defer to the Planning Commission Assistant as to whether or not there were any other public comments submitted in regard to this public meeting.

Secretary Bohdan replied no.

Chairman Schwachenwald asked if someone would check if there were any comments on the YouTube ChatBox.

Director Patten replied there are none.

Chairman Schwachenwald asked Secretary Bohdan if this was duly posted with this agenda.

Secretary Bohdan replied yes and it was a public notice in the Sun Post also.

Chairman Schwachenwald closed the public hearing and re-opened the Planning Commission Meeting.

Chairman Schwachenwald motioned seconded by Commissioner McCall to refer repealing Chapter 1186, the Planned Unit Development, to Council for their consideration.

Aye: McCall, Kelly, Stavole, Litten and Schwachenwald
Nay: None

REPEALING OF CHAPTER 1186 – PLANNED UNIT DEVELOPMENT REFERRED TO COUNCIL FOR CONSIDERATION.

Chairman Schwachenwald motioned seconded by Commissioner McCall to adjourn the meeting.

Aye: +Kelly, Stavole, Litten, Schwachenwald and McCall
Nay: None

Planning Commission meeting of February 1, 2021, is adjourned at 6 p.m.

Meeting Adjourned.



Florence A. Bohdan
Planning Commission Secretary



Rick Schwachenwald
Chairman, Planning Commission