

## Planning Commission Minutes March 6, 2023

PRESENT: Commissioners McCall, Haase (Council Representative), Litten, Humphrey, Sepich and Clerk Allen

ADMINISTRATION PRESENT: Mayor Gallo, Assistant Law Director O'Malley, Director Sepik and CBO Marty Surella.

Chairman McCall: The City of Parma Heights Planning Commission meeting of March 6, 2023, is called to order at 5:27 p.m. Roll call please.

Clerk Allen: Roll Call: Haase, Humphrey, Litten, Sepich, McCall.

Chairman McCall: Please stand for the Pledge of Allegiance.

*Pledge of Allegiance is spoken.*

Chairman McCall: First order of business is to look for a motion for Chairman.

Mr. Litten made a motion to nominate Jim McCall; seconded by Mr. Sepich.

Chairman McCall: Is there any other nominees? Seeing none.

Chairman McCall accepted the nomination and thanked everyone for the support. 2023 here we come!

Clerk Allen: Roll Call: Humphrey, Litten, Sepich, Haase, McCall.

Chairman McCall: I'll look for a motion to approve the December 19, 2022 Planning Commission Meeting minutes.

Mr. Litten made the motion; Councilman Haase seconded the approval of the December 19, 2022 minutes.

Chairman McCall: Roll call please.

Clerk Allen: Roll Call: Aye: Litten, Sepich, Haase, Humphrey, McCall

*Minutes approved*

Chairman McCall: We are here to consider to convert an existing building to a mini-mart and include 700 square feet building addition. Patel Mini-Mart, 12215 Huffman Road, PPN #473-12-019. Sir, I assume you are here representing the Mini-Mart, would you please state your name and address for the record.

Brian Fabo, President, Fabo Architecture, 12100 Snow Road, unit 7, Parma, Ohio 44130.

Chairman McCall: We have had a chance to review the plans. I know that we've approved in the past a different concept, so you're coming to us today to share your vision of what this looks like.

Mr. Fabo: Yes, between when the last version of the project was approved vs. now, material costs and lead times have gone through the roof, and the scrape and rebuild concept just became more viable. We are trying to reuse the structure that is there and on the rear of the building try to square it off to get to about 3,000 square feet and they have eliminated the fuel component. It's just a convenient store. We've been able to eliminate some excess pavement against the residential homes on the west, we do have to clip this corner to allow for dumpster pickup and delivery trucks. Redo and enhance the landscaping along the street. Reconfigure the parking, making it easier to maneuver the parking area. We are doing a two bay, masonry and screen trash enclosure near the back door. They are planning on having some kind of prepared foods. Something like there existing facility in Strongsville, I believe. There maybe some interior masonry walls that need to be removed to open the area up. Engineer is schedule to go out this week to take a look. The building has brick and with the addition we plan on maintaining the brick on the sides and back. We are planning an elevated parapet that works with the existing roof slope, as it is now off-centered to one side. From the windows up we would propose an EFIS just because of the lightweight-ness because we are attaching this in the front of the building. New storefront, new entrance doors, remove garage doors, clean up the building. They prefer the gooseneck style lighting rather than illuminated style signage. New door in the back for receiving and new double doors in the front for customer access.

Chairman McCall: We've had building conversions before, it just reminds me a little bit of like how the Dunkin Donuts used to be a Sunoco station, on the corner of York and Pearl. I understand its feasible I take it you're basically going to make it a skeleton.

Mr. Fabo: Yes, we're going to open up as much of the masonry walls that we can. There will probably be a couple columns that will need to remain, and we'll position them as best we can to be in the shelving so they're not in the aisles. Big open area except were we divide off for prep-area, storage, dry stock, coolers, registers will be off to the side. The floor will need to be replaced because right now the car wash and service bays are recessed level of finished floors. The hydraulic lifts have been removed and environmentally the pumps were already removed and we got the no-further action letter from the state for anything that has to do with the gas tanks.

Mr. Sepich asked what happened to the underground storage tanks?

Mr. Fabo replied they are gone. They have been removed. The former owners actually did all that removal work and they got the NFA letter from the state before they sold the property.

Mr. Litten asked when I look at this front view, you have existing brick and then of course you're adding the new brick where the bays are where the new front door is, what does the brick look like now?

Mr. Fabo replied that it's all painted white.

Mr. Litten then asked is the new brick going to be matched to the old brick.

Mr. Fabo explained that at least size wise, it's currently a standard modular sized brick, we'll match the size and scrape, tuckpoint, repaint the whole building, more of an earthy color.

Mr. Litten said you won't see the difference between the two styles.

Chairman McCall asked in regards to the work you've done already regarding landscape, architecture, all those things that need to be addressed are we already in that process?

Mr. Surella stated this has been reviewed and approved by Steven Long the Landscape Architect, there's been a couple of adjustments that had to be made and the same with our City Engineer. The City Engineer has reviewed the parking lot concept, the zoning and drainage. That's all been done. The next step would be construction documents which would be HVAC, plumbing, electrical and general contracting, that yet to be submitted to the city, the foundation is done. I'm confident we are moving in the right direction.

Chairman McCall: No variances are required? They don't have to go to BZA for anything, what about a timeline, what are we looking at.?

Mr. Surella stated no, they don't have to go to BZA.

Mr. Fabo: If they get approved tonight, they want me to start construction documents tomorrow.

Chairman McCall: We've been waiting a long time and this building, this piece of land has been sitting there for a long time.

Mr. Fabo stated that they are pushing me to get going on this.

Councilman Haase: If that is indeed the case, what are we looking until completion?

Mr. Fabo stated that if we start our CD's tomorrow or actually get them on the schedule, we're probably 4 to 5 weeks out for submitting for permit. At that same time, they'll be looking for plan review, they have a contractor lined up, they'll be bidding their subs at that point and as soon as we have a permit ready, I assume they'll be breaking ground within a week or two of mobilizing once the plans are approved. They should be open late summer or by fall by sure.

Councilman Haase: You don't foresee any supply chain issues or hold ups?

Mr. Fabo responded that not with any of the items thus far. There are some HVAC sizes that have a back order, but we will accommodate for that as best we can so that not to hold up the opening.

Chairman McCall asked if the HVAC will be located on the roof?

Mr. Fabo once the structural part is better established, because this building is a little unusual, they'll have to analyze what the loading capacity of the roof is to see if it's going to be roof top units or it may end up being an interior air handling unit with exterior condenser that could be ground or building mounted. The current curb cuts are four cars wide, so we are narrowing them down.

Mr. Litten asked what kind of plantings or buffer do you have on the west side of the property?

Mr. Fabo answered on the west side, emerald green arboretum.

Mr. Surella stated that regarding safety, the lighting will come later with the electrical drawings and we'll make sure that they are sufficient with the amount of area that needs to be covered.

Chairman McCall added that it's important for the committee to understand that anything that is presented to them will still go through Mr. Surella for any permitting, electrical or anything like that. We are only voting on today is the concept of adding a 700 square feet and placement of a mini-mart. Any further questions? Mayor Gallo.....

Mayor Gallo asked where is the location in Strongsville?

Mr. Fabo stated that he thinks it's Strongsville, I can't remember exactly. I can find out, I know they have another facility that does have the gas component. They are west-siders.

Mr. Humphrey asked is the driveway/parking area is that going to get a fresh layer of asphalt?

Mr. Fabo stated yes.

Chairman McCall added that that was a great question because with the green space that will be a nice addition, right now you don't even know where to pull in there.

Councilman Haase added that it will define the corner, which is much needed.

Mr. Litten asked how large is the green space? Say from Huffman itself and the parking lot?

Mr. Fabo said he didn't know what the width of the tree lawn is but there's a 5 foot landscape buffer required along both streets.

Chairman McCall motioned to move for approval of this project. Seconded by Mr. Sepich.

Chairman McCall: Roll call please.

Clerk Allen: Roll Call: Aye: Sepich, Haase, Humphrey, Litten, McCall

*Motion approved*

Chairman McCall: If there is no further business I move to adjourn. Sorry, Mayor Gallo....

Mayor Gallo asked to address the Planning Commission. There was an article that came out last week, the City of Parma Heights is being considered for a new library at the NEO Soccer site. The library just went out for requests for qualifications for a design architect, the plans will come before the Planning Commission as a lot split and consolidation. Super excited, fingers crossed, so happy that you can be a part of it as well.

Councilman Haase: I'd like to add knowing what we went through a couple of years ago and almost losing our library I think it's really significant at this point in time that they chose us to be the site of a new branch, that's going to absolutely increase the foot traffic in the Greenbriar Commons area which I think is going to help the city tremendously whether it's for the recreation programs or for the Cassidy Theatre. I think it's huge. I also want to say kudos to you mayor for helping to make that happen also, Mr. Fabo, thank you very much for your work. We appreciate it.

Mr. Fabo thank you for the approval, my clients will be very happy..

Chairman McCall added that in regards to the library, when things like that are happening in a city it can just become contagious and something that new residents coming into the city will know that that resource will be here for many years to come. For the new families looking for the technology, the older residents that need a place to do research, those are all the things that we want in our community.

Mr. Sepich added that libraries aren't just for books anymore, they have become a community center for meetings, authors coming in, the extra space is going to be awesome.

Councilman Haase: We all know how active the library system is in bringing in national headline speakers. That will definitely be a plus for Parma Heights as well. Mayor, might I ask about the eternal flame that is out front the current library location, what will happen to that? Will that stay or be placed elsewhere?

Mayor Gallo answered that the Veterans Memorial and all that will stay for now.

Chairman McCall: Thank you mayor, it's an exciting time in Parma Heights and I can't wait to see what it looks like in the planning stage. If there is nothing further, I move for adjournment; Seconded by Mr. Litten.

Chairman McCall: Roll call please.

Clerk Allen: Roll Call: Haase, Humphrey, Litten, Sepich, McCall

**Meeting is adjourned at 5:52 p.m..**

  
Barbara Allen  
Secretary, Planning Commission

  
Jim McCall  
Chairman, Planning Commission

