

**PLANNING & DESIGN COMMISSION  
CITY OF NORTH OLMSTED  
MINUTES OF MARCH 23, 2011**

**ROLL CALL**

Mrs. Meredith called the meeting to order at 7:00 p.m. in Council Chambers and led the Pledge of Allegiance.

Present: Melissa Meredith, Greg Malone, Ralph Bohlmann, Don Rerko, Robert Parry, Mark Mahoney

Staff: Planning and Development Director Kimberly Wenger, Assistant Law Director Bryan O'Malley, City Engineer Pietro DiFranco, Clerk of Commissions Donna Rote

**REVIEW AND CORRECTION OF MINUTES**

**Mrs. Meredith moved, seconded by Mr. Bohlmann, to approve the Planning and Design Commission minutes of March 9, 2011 which was approved 6-0.**

**OLD BUSINESS**

**CMS10-35: Gyro George; 30791 Lorain Road**

Representatives: Allen Kacenjar, attorney; George Glyptis, owner

Ms. Wenger said the applicant appeared before the Commission on January 26 to seek approval for paint colors used on the building after the fact. The Commission had a number of recommendations and suggestions for improvements to the building and to alleviate property maintenance violations. The applicant was asked to appear before the Commission with a plan no later than March 23. Since the applicant's January appearance before the Commission meeting, no contact had been made with staff regarding the project. The applicant's attorney has requested a postponement of the matter for 60 days.

Mr. O'Malley recommended the commission allow the attorney the opportunity to be involved in the matter. It is his hope that Mr. Kacenjar will lead his client into complying with property maintenance issues and commission concerns. He encouraged the commission to consider allowing a reasonable amount of time for the attorney to work with his client. Mr. Kacenjar said he received the minutes of the last Planning & Design Commission meeting his client attended and briefly viewed the site. His client is in the process of receiving quotes to replace the current roof which is one of the issues. He is also working on removing the fencing or modifying it some way to have a better visual impact. He would like to have the time to work with his client to draft proper plans which include a site plan, landscape plan and other necessary plans. Mr. Glyptis said that due to weather conditions he was unable to get companies out to give him quotes. He asked that the commission take that into consideration when allotting additional time.

Mr. Malone said that sixty days ago when the application first came before the commission the commission was very clear as to what they would like to see and gave clear guidance as to what was expected. He felt 30 days should be ample time for the applicant to submit proper plans.

Mr. Mahoney suggested a compromise of 45 days and Ms. Wenger felt that 45 days would be a good compromise as it would provide 30 days to work through issues and then an additional time for the submission and notice deadlines. She suggested the first meeting in May would be appropriate. Mrs. Meredith said the commission would expect detailed plans which include blue slate shingles, repainting the building, black fabric awnings over windows and door, shutters on either side of the windows, detailed landscaping plan for entire site, replace existing chain-link fence and dumpster enclosure and maintaining the dumpster within the enclosure.

**Ms. Meredith moved, seconded by Mr. Mahoney to table CMS10-35: Gyro George of 30791 Lorain Road until May 11, 2011 which was approved 6-0.**

**CMS11-05: Catholic Charities Housing Corp. Senior Living Facility; 26855 Lorain Road**  
Proposal consists of rezoning PPN 235-03-010, PPN 235-03-016 and a portion of PPN 235-03-015, an area totaling approximately 2.2286 acres, from B-Single Residence District to Senior Residence District. Note: PDC tabled on 3/9/11.

Ms. Wenger said she received notification that the applicant's funding application through OHFA was unsuccessful after public notices were released March 16, 2011. While they intend to continue to pursue the project and rezoning, some changes may need to be made as a result of the anticipated funding mechanism and also in response to issues raised at the last Commission meeting therefore they request to be tabled.

**Mrs. Meredith moved, seconded by Mr. Rerko, to approve the request of CMS11-05: Catholic Charities Housing Corp. Senior Living Facility of 26855 Lorain Road to be tabled until a future date which was approved 6-0.**

## **NEW BUSINESS**

### **CMS11-01: American Radiator; 30514 Lorain Road**

Representatives: Tom Kelly, property owner; William Kozik, American Radiator

Ms. Wenger said the proposal is a request for a conditional use permit for an auto repair establishment. The future tenant said that the building will be used as a four-bay repair shop, no painting or body work will be conducted and the hours of operation will be 8am-6pm Monday thru Friday. The proposed site improvements include the removal of the existing guard rail, striping of the parking lot, and planting additional evergreen trees along the north property line. Minor property maintenance issues will be required to be addressed.

Mr. Kelly said the property is a corner lot at Barton Road and reviewed the history of past uses. The proposed auto repair is relocating to have more space and is an established business in North Olmsted. The abutting residential neighbor indicated that he would like the guardrail to remain to ensure vehicles don't end up hitting his home. However he will follow the commission's recommendations. Ms. Wenger said an industrial guardrail was not warranted for the site but perhaps another type of product or landscaping could be used.

Mr. Rerko said he recommend removing the guardrail and requested the southeast curb cut be

ingress only due to its proximity to the Lorain-Barton intersection. If there is concern for vehicles going over the hill additional evergreens would make a better barrier. Mr. Malone said although there is no landscape plan, the existing landscape is in good condition. There needs to be some minor trimming and maintenance of the beds but he is satisfied with the existing landscaping. Adding evergreens along the northern property line would create a good buffer for the residential neighbor. Mr. Bohlmann felt that there should be some type of new railing to ensure vehicles don't slide down the hill. He requested the shrubs at the corner of Barton and Lorain be trimmed down so that they don't impede the view of eastbound traffic. Mr. Parry said he agreed that the north property line should be shielded better. He suggested a low fence which could stop cars and block vehicle lights. The existing trash enclosure is very small and questioned if all trash, parts and debris would fit in the enclosure or be maintained within the building until it is removed from the site. Mr. Kelly said the existing enclosure is 4 foot high and 10 to 12 feet long and contains two dumpsters. Mr. Parry said there should be no debris, trash or parts of any kind outside the dumpster enclosure and recommended it be a condition of approval. Mr. Kozik said he would have the trash picked up once a week and if the parts and trash exceeds the enclosure it will remain within the building until picked up. Mrs. Meredith asked if there would be body work such as painting and Mr. Kozik said no. Mrs. Meredith said a new guardrail with additional landscaping behind the rail is warranted. Mr. Bohlmann did not believe that the western guardrail was warranted and should be removed. Mr. Malone said there should be spreading junipers planted along the north property line which will grow three to four feet and buffer the new guardrail as well as vehicle lights. Mr. Rerko said the southeast curb cut will be ingress only shown by striping. In reviewing the conditional use permit requirements the commission's findings for (A) through (F) were affirmative with additional standards and conditions to be applied. Mr. Rerko said there should be no additional lighting along the north side of the building, nor any outdoor repairs conducted along the north property.

**Mrs. Meredith moved, seconded by Mr. Bohlmann, to approve the conditional use permit for CMS11-01: American Radiator at 30514 Lorain Road, having found the proposal meets the criteria listed in Chapter 1118, and further with the conditions that:**

- **The parking lot will be striped.**
- **Four evergreen trees will be planted north of the parking lot.**
- **Trim or replace shrubs at the corner of Barton and Lorain Roads to improve visibility.**
- **All garbage and containers will be inside or entirely within the existing screened area; no outdoor storage or dumpster. No work will be performed on the north side outside of the building.**
- **The guard rail along the west will be removed. The guard rail along the north will be replaced and spreading junipers installed for buffering.**
- **The southeast curb cut will be marked as ingress only.**

**The motion was approved 6-0.**

#### **CMS11-04: Halleen KIA; 27932 Lorain Road**

Representatives: Joel Copley, Janotta & Herner Inc; Eric Halleen, Halleen KIA

Ms. Wenger said the proposed façade changes are to accommodate the new Halleen KIA dealership, previously Chevrolet. Materials consist of metal panel, glass and painting the west and rear of the building to match. Landscaping consists of new landscaping in the area around

the showroom, thirteen new evergreens along the rear of the property and cleaning the area. Mulch will be replaced by river gravel and daylilies will be added. A new brick dumpster enclosure for the rear of the lot is shown and one variance is required for total number of wall signs. She requested the light pole bases be painted. A variance is required for number of wall signs, though total area is within the allowable area.

Mr. Copley said it had been 20 years since the last addition or significant improvement to the property. The plan includes both interior and exterior renovations which include improving handicap accessibility. The color and material sample board was presented and it was noted that the work would be phased to ensure the business remain open during the improvements. The new appearance of the façade is to meet KIA building standards.

Mr. Rerko said his pre-submission suggestions were incorporated except the southwest corner to include an extended landscape area to showcase vehicles. Mr. Halleen said they would probably implement the suggestion but placing cement slabs in the area would make it difficult to plow snow. Mr. Malone said the site would benefit greatly if the front area was enhanced including the front southwest corner. If a few spaces were removed the corner could be a landscaped showpiece for vehicles. Mr. Bohlmann said fencing on site was dilapidated and should be replaced. Mr. Halleen said their intent was to repair all damaged areas of fencing. Mr. Bohlmann said the chain-link fence lacked a top rail which he believes is required by code. Mr. Parry said most of the façade is being replaced or covered which will improve the building. He questioned drawing note 8 which said metal panel one or EIFS and said he prefer metal panel to minimize maintenance issues. Mr. Copley said the existing EIFS is in good condition so it will be cleaned and resurfaced. Mr. Parry asked if the various gates along the entrances were being removed as they are not shown on the plans and Mr. Copley said they are being removed. Mr. Parry asked if the owner would be willing to provide a triangle shaped easement adjacent to the sidewalk at the southeast corner to soften the curve of the sidewalk for bike and pedestrian traffic. Mr. Bohlmann said the dumpster enclosure calls for chainlink doors with vinyl slats however the commission prefers wood gates.

Mr. Pacsuta asked if all construction work would be performed during normal business hours or would it include after hours. Mr. Copely said all work will be done in phases as work will take place during normal working hours. Mr. Pacsuta asked if additional pine trees could be installed along the northeast property line behind his home to buffer his family and home. Mrs. Meredith said the majority of fencing which abuts residential property is currently chain-link which provides little to no buffering. The commission will require any area fenced which abuts residential homes to be vinyl or wood fencing to provide buffering. Mr. Halleen said he would be open to rounding the sidewalk off but not sure about the additional landscaping. Ms. Meredith said rounding the southwest sidewalk and adding landscaping to the area to showcase vehicles would enhance the dealership. Mr. Malone said the number of evergreens could be reduced and concentrated around the homes along Dewy Road. Mrs. Meredith said the commission wanted to see enhanced landscaping along Lorain Road.

**Ms. Meredith moved, seconded by Mr. Malone to approve site plan for CMS11-04: Halleen KIA of 27932 Lorain Road with the following conditions:**

**1. Paint light pole bases**

2. **Remove section of wood fence and chain link fence along rear property line and replace with 6-foot tall wood fence**
3. **Install top rail on remaining chain link fence along East Park Drive**
4. **Reduce/relocate evergreens in residentially zoned area to best screen abutting residents (specify spruce at 7-8' min)**
5. **Change dumpster enclosure gates to wood**
6. **Provide for irrigation in new landscaped areas**
7. **Remove metal gates at driveways**
8. **Enhance landscaping along Lorain Road**
9. **Add a small curved portion of concrete at the southwest corner of the property to improve pedestrian and bike use of the public sidewalk**
10. **Add a planting bed at the southwest corner of the property**
11. **Clarify plan note 8 regarding metal panel or EIFS, that the material will be EIFS**
12. **Renovations will be during normal working hours only**

Ms. Meredith said all four wall signs were below the total square footage allowed for frontage. The signs are warranted for dealer identification and directing service and delivery accesses.

**Ms. Meredith moved, seconded by Mr. Bohlann, to recommend the Board of Zoning Appeals grant Halleen KIA their request for 2 additional wall signs which passed 6-0.**

Ms. Wenger said the commission's previous recommendations for Sunoco included discussions regarding whether or not there would be canopies. Sunoco decided to do the new canopy with LED lights. She would like to recommend the commission allow the canopies to be part of City Council review and final approval. Based on the applicant incorporating all the commissions' recommendations there was no objections.

## **ADJOURNMENT**

With no further business, the meeting was adjourned at 8:30 pm.

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Melissa Meredith, Chair

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Donna Rote, Clerk of Commissions

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Approved