

**PLANNING & DESIGN COMMISSION  
CITY OF NORTH OLMS TED  
MINUTES FOR APRIL 27, 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, Jeffery Peppers

Staff: Planning and Development Director Kimberly Wenger, Assistant Law Director Bryan O'Malley, Building Commissioner Dale Mitchell, Clerk of Commissions Donna Rote

**REVIEW AND CORRECTION OF MINUTES**

**Mr. Rerko moved, seconded by Mr. Bohlmann, to approve the Planning and Design Commission minutes of April 13, 2011 which was approved 5-0. Ms. Meredith and Mr. Mahoney abstained.**

**NEW BUSINESS**

**CMS11-06: John J. Thomas, Co-Trustee; 6096 Wild Oak Drive**

Representative: John Thomas

Ms. Wenger said the proposal is to consolidate PP# 235-01-012 and PP# 235-01-013 into one parcel. The consolidation conforms to lot dimension requirements and is zoned General Retail business. The City Engineer submitted a report for the record. Mr. Thomas said the family trust would like to consolidate the two parcels into one. Councilman Orłowski indicated he had no objections to the lot consolidation. Ms. Mantle raised the issue of zoning. She said the owner proposed a car wash in the 1980's and the Planning Commission at the time said the lots were split zoned commercial and residential therefore a car wash could not be built. Ms. Meredith said the applicant did not have a proposed development plan. Ms. Wenger said a development plan is not a requirement for a lot consolidation. A brief discussion pertaining to the zoning of the lots ensued. Ms. Mantle said she was against the lot consolidation and believed that the zoning was more residential than commercial. Mr. Mahoney said that the Law or Planning Directors could look into the zoning of the lots however the property owner has a right to consolidate his lots. If there is a development plan submitted then notice will be given and the residents would be given the opportunity to address the development. Mr. Thomas said their family is trying to put things in order as the lots are part of a trust. He has no development plans for the lots and they will remain vacant.

**Ms. Meredith moved, seconded by Mr. Bohlmann, to approve CMS11-06: John J. Thomas, Co-Trustee of 6096 Wild Oak Drive their request to consolidate PPN 235-01-012 and PPN 235-01-013 into one parcel, which was approved 6-1, Mr. Malone voted no.**

**CMS11-11 Gas Box Inc; 29374 Lorain Road**

Representatives: Jim Pinter, HSB Architects; Kris Hinkel, Jesse Bassett

Ms. Wenger said the site was the former Fire Station 2 which will be repurposed into a motorcycle repair shop. Auto repair establishment uses are by conditional use in the general retail district. The applicant will be addressing property maintenance issues on the site such as replacing windows, cleaning and repairing the garage doors, painting the concrete block and wood panels, and installing wall pack lights. They will be resurfacing the asphalt parking lot and driveway and refurbishing the rear shed. For screening and buffering they will continue the fence along the west property line, add additional landscaping throughout the property and add customer parking to the front of the building. The existing apron will be resized and landscaping added. The proposal will be a significant improvement to the site. Mr. Mitchell said that there were a number of property maintenance issues which will need to be addressed. The plan shows wall packs which will require a photometric plan be submitted. Ms. Wenger noted the City Engineer's memo that said the site was less than a half of an acre with no building addition therefore storm water quantity or quality control is not required. New plans were received prior to the meeting and the apron has been corrected. Mr. O'Malley advised the board to review the proposal first as a conditional use then as a development plan.

Ms. Hinkel said the business is currently in Lakewood and they are looking to move their growing business to North Olmsted. They will use fencing and landscaping to buffer adjoining neighbors from noise and view. There are no odor activities which take place at the shop as all painting is sent off site. The only new lighting will be wall packs for security. Hours of operation are 9:00 am to 7:00 pm and all deliveries will be made during working hours at the rear of the building. Test drives for repaired motorcycles are performed on major roads not through residential areas. Most customers are scheduled customers as the work is custom. They understand that the building has not been maintained and their intent is to restore the building to a vintage look. Mr. Pinter said the building has a lot of potential and will work well for the business owner. Green space along the front will soften the front of the building. Customer parking will be in front to minimize traffic behind the building. The existing asphalt which is in poor condition will be repaired and sealed. The existing fence will be repaired and new fencing added along the west property line. Color samples were passed out which represented the colors found in historic fire houses.

Mr. Rerko asked if any of the aluminum gutters would be painted and Mr. Pinter said no. Mr. Rerko asked if any heating or cooling mechanical equipment would be added to the site and where it would be housed. Mr. Pinter said there had been no heating or cooling analysis and the existing flag pole would be removed. Mr. Rerko said he is concerned that running motors with rear door open would become bothersome to the neighbors. He asked what work is being performed. Ms. Henkel said the majority of work is rebuilds, metal fabrication and shaping all of which takes place indoors. Mr. Bassett said it would be impossible to say there would never be a running bike at the back of the building as workers drive motor cycles and that is where they will park however no work is performed outdoors. Mr. Malone said the amount of shrubbery proposed along the fencing could be decreased and more landscaping added along the front of the site. He asked for a couple of ornamental trees along the green space area as well as a landscape bed around the ground sign. Mr. Pinter said they would like to keep the arborvitae

along the rear but would look to adding more landscaping along the front. Mr. Malone said as the curb cut is being resized he would like to see brick pavers installed. He commended the applicant for using permeable pavers along the back parking area. Mr. Pinter said the monument has not been designed to date; the sign shown is an example of may be installed later. The wall sign will be the same size and scale of the previous sign and the lettering will be aluminum letters. Mr. Bohlmann said it was a good idea to keep the arborvitaes along the back for buffering. He asked that the extra wires along the front east and west side of the building be removed. He questioned if the existing utility pole on the site would be removed and Mr. Pinter said it was not scheduled to be removed. Mr. Mitchell said abandoned poles are the owner's responsibility to remove. Mr. Bohlmann asked if there would be a dumpster in the back and Ms. Hinkel said the dumpster will remain inside and only place outdoors when being picked up. Mr. Bohlmann asked that approval be contingent upon if any items are stored outdoors it will be kept within an enclosure with gates. Mr. Peepers questioned who owned the building and Ms. Wenger said the city owns the building.

Mr. Peepers said he was concerned that noise would become an issue from the bikes. He questioned running the motor cycles outdoors for testing. Mr. Parry felt the rear overhead door should be kept down during working hours. He asked if the septic tank shown on the plan would remain and Mr. Mitchell said the tank could be a washout tank. Mr. Pinter said they have to have the tank checked to see what it is and what it was used for. Mr. Parry agreed that the rear landscaping was needed but didn't feel the east side landscaping needed to be as dense as it is abutting commercial property. A brief discussion ensued pertaining to a solid or board on board fence and Mr. Rerko said a board on board is a better sound barrier then a solid fence. Discussion occurred about the west drive being two-way traffic as an existing condition and rear traffic will be for employees and customer parking will be in front. The proposed drive will need to be sized to meet code which is 18 ft wide.

Mr. Stare who owns the property to the west said he is concerned about noise levels. If there is no air conditioning how can work be conducted during the summer months without the doors being open. He didn't think a motorcycle shop was appropriate for the site. Mr. Mahoney asked the zoning of the site and surrounding areas. Ms. Wenger said the site is zoned commercial as is to the east and west lots there is only a very small area of residential to the northwest corner of the site. Mr. Mahoney said the last use was a fire house and he did not feel the proposed use would adversely affect the neighborhood. Mr. Pinter said this is not a performance shop it is a restoration shop. Mr. Bassett said he rebuilds engines, tool and die work, and part fabrication so there are less motorcycle noises. Ms. Hinkel noted that there would be no work conducted in the building along the west side as it is all offices or separate compartments all work areas are on the east side of the building. Mr. Bohlmann said he did not believe noise would be an issue at the site and believed that the use would fit the area. Mr. Mahoney voiced his agreement with Mr. Bohlmann. A brief discussion pertaining to requiring the overhead door to remain closed or not during hours of operation ensued. It was noted that the overhead door was glass so requiring it to be closed would not buffer noise. Irrigation was brought up and the commission felt it would not be warranted if the brick pavers were installed. The applicant preferred not to have brick pavers they would like to have more green space. Ms. Wenger pointed out that the only area which would require pavers is the center drive. Mr. O'Malley advised the commission that they were within their right to require pavers along the entire front. Commissioners felt not requiring

irrigation was a good trade for the pavers. The general consensus amongst the commission was that the general criteria for the conditional use permit would be met with the plans and conditions set forth by the commission.

**Ms. Meredith moved, seconded by Mr. Malone, to approve a Conditional Use Permit for a motorcycle repair shop for CMS11-11 Gas Box Inc of 29374 Lorain Road, as it meets the standards of the conditional use permit both in building and site improvements with the following conditions:**

- 1. The site is to be developed as shown in the approved plan.**
- 2. Any items stored outdoors will be within an enclosure and be gated.**
- 3. There is to be no work performed outdoors.**

**The motion passed 7-0.**

**Ms. Meredith moved, seconded by Mr. Malone, to approve the proposal for CMS11-11 Gas Box Inc of 29374 Lorain Road with the following conditions:**

- 1. The center curb cut along Lorain Road for customer parking is to meet code requirements for width.**
- 2. Brick pavers should be installed along the entire front property line.**
- 3. Additional landscaping will be added in front of the building but irrigation is not warranted.**

**The motion passed 7-0.**

#### **ADJOURNMENT**

With no further business, the meeting was adjourned at 8:45 pm.



Melissa Meredith, Chair



Donna Rote, Clerk of Commissions

5/13/2011  
Approved