

**MINUTES OF A REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF INDEPENDENCE, OHIO
September 7, 2021
Held Virtually Via Zoom**

Chairman Lytkowski called the meeting to order at 5:35 p.m. September 7, 2021 and the following responded to Roll Call:

PRESENT: Chairman Dale Lytkowski
Mayor Gregory P. Kurtz
Vice Mayor David Grendel
Cheryl Chase
William Gutermuth

OTHERS

PRESENT: Michael Gero, Building Official
Gregory J. O'Brien, Law Director
Jeff Markley, City Planner
Jessica Hyser, Economic Development Director
Don Ramm, City Engineer

Old Business:

Approval of Public Hearing Minutes of the Planning Commission meeting held on August 3, 2021.

Approval of Minutes of the Planning Commission meeting held on August 3, 2021.

New Business:

- 1. Rockside Woods Blvd., PPN 561-24-023, Saucy Brew Works – Requesting preliminary plan approval of site plan and all necessary variances. **Withdrawn by Applicant****
- 2. Rockside Woods Blvd., PPN 561-25-017, Project Visibility, CBIZ – Approval of site plan, parking and multi-tenant office building. **Withdrawn by Applicant****
- 3. 6160 Brecksville Road, Discount Drug Mart, PPN 561-26-004 – Approval of proposed addition to existing building.**

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Chairman Lytkowski stated that all the Planning Commission members have received the Minutes of the Public Hearing of the Planning Commission meeting held on August 3, 2021. He asked if there were any additions or corrections to those Minutes. He stated that if not, he would entertain a motion.

A motion was made by Mayor Kurtz, seconded by Vice Mayor Grendel, to approve the Minutes of the Public Hearing of the Planning Commission meeting held on August 3, 2021.

**ROLL CALL: Yeas: Kurtz, Grendel, Lytkowski, Chase, Gutermuth
 Nays: None
 MOTION CARRIED**

Chairman Lytkowski stated that they also had the Regular Meeting of the Planning Commission meeting held on August 3, 2021. He asked if there were any additions or corrections to those Minutes. If not, he would entertain a motion.

A motion was made by Vice Mayor Grendel, seconded by Mayor Kurtz, to approve the Minutes of the Regular Meeting of the Planning Commission meeting held on August 3, 2021.

**ROLL CALL: Yeas: Grendel, Kurtz, Chase, Gutermuth, Lytkowski
 Nays: None
 MOTION CARRIED**

Chairman Lytkowski stated that there were two items on the Agenda this evening, Saucy Brew Works represented by their architect. He asked if the applicant was in attendance.

Economic Development Director Hyser stated that the applicant has pulled their application for the meeting this evening.

Chairman Lytkowski stated that the only item on the agenda would be the addition for Drug Mart.

6160 Brecksville Road, Discount Drug Mart, PPN 561-26-004 – Mr. Dave Boodjeh was in attendance on behalf of Discount Drug Mart.

Chairman Lytkowski asked Mr. Boodjeh to explain what he was trying to accomplish.

Mr. Boodjeh stated that Discount Drug Mart was looking to add a 12' x 80' addition to what he will call the back of the building facing NTB. He stated that they have worked with the Rockside Corners, the owner, and they were in the process of purchasing the

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necessary property to give them full ownership; so they will have complete control of that property that the building addition will be on. He stated that Bohning & Associates completed the new property line, and would be submitting that for record.

He stated that the addition would be completely open on the inside. He stated that it would be for staging of all the trucks that they get daily. He stated that the concern by the Planning Commission was when they didn't own the property and having to put in a fire separation wall which would not have been practical for them or very costly. He stated that this way will suit their needs best and conform with the code that the City has in place.

Vice Mayor Grendel stated that it would be the same plan as Mr. Boodjeh had last month except now they would own the property instead of having a lease arrangement.

Mr. Boodjeh stated that they will own the property. He stated that the partially shaded area on the drawing will be owned by Drug Mart. He stated that before it was just split in half.

Vice Mayor Grendel stated that would improve Drug Mart's operations as far as deliveries go and getting more product into the facility.

Mr. Boodjeh stated it would allow them to keep all the product on the main level where it was unloaded, rather than have to take the product to the upper story. He stated that there will be quite a bit less handling, less labor involved.

Mayor Kurtz asked if there was going to be any protection along side the building.

Mr. Boodjeh stated that next to the curb there will be plants. He stated that on the drawing it showed a guardrail there.

Mayor Kurtz asked from an architectural standpoint if Mr. Boodjeh was going to get approval from the Architectural Board.

Mr. Boodjeh stated that if that would be necessary, but the exterior of the addition would match the existing building, including the white stone that was on the top of it.

Mayor Kurtz stated that if the Architectural Board would look at it from an aesthetic standpoint, and Mr. Boodjeh had resolved the property ownership issue, and then there would be safety with a stop sign or something to alert people on the corner when they would be driving and going up to Brecksville Road, that would be the only other concern he would have.

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Mr. Boodjeh stated that in looking at the drawing, where the addition would end, going toward the drive-thru, and that lane that would come out, was 50 feet to the addition. He stated that as they would pull in the drive-thru when they would exit onto the rear drive, they would have 50 feet to see down to their left if there would be any traffic coming. He stated that there was already a sign in place that says caution and look both ways before turning. He stated that they could also add a stop bar there too to make sure that they would be stopping there. He stated that if the Planning Commission thought they would need a stop sign or something additional, they could certainly look at doing that too.

Vice Mayor Grendel stated that he thought it would be a good idea for the Police Department to take a look to make sure that they have all the precautions in place.

Mayor Kurtz stated that he agreed.

Economic Development Director Hyser stated that she did talk about the project with the safety forces, and they did agree that having a stop sign at both of those exits would be appropriate.

Vice Mayor Grendel stated that whatever they would need to make it safe.

Mr. Boodjeh agreed.

Chairman Lytkowski asked if there were any other questions.

The Secretary stated that she had the Chairman on her cell phone on speaker phone. He will be conducting the meeting that way.

The Chairman stated that one thought he had that when he looked at the drawings, he thinks that Mr. Boodjeh would want to make sure that everything would be aesthetically tied to the current facility with regard to the brick and architecture, landscaping, the whole nine yards. It would be viewed as one complete facility as opposed to being broken up. He stated that he didn't know if Mr. Boodjeh would have to work with the Architectural Board of Review; but he thinks that Mr. Boodjeh knows what the Chairman was driving at.

Mr. Boodjeh agreed. He stated that there was no existing landscaping there other than grass. He stated that they could put something there.

Chairman Lytkowski stated that he would like it to be more pleasing as one total facility as opposed to just seeing another addition. He stated that if it could be tied altogether. That would make more sense to him. He stated that it was a very pretty facility driving down Brecksville Road.

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Mr. Boodjeh stated that they could certainly put something in the front of it towards Brecksville Road which would block the visibility of it.

The Chairman stated that they do not want to block visibility.

Mr. Boodjeh agreed.

City Planner Markley stated that when the applicant would submit to the Architectural Board of Review, and they hold the hearing, he will be participating and as a result, he will request that a landscape plan be prepared and approved by the City Planner.

Chairman Lytkowski stated that would be fine. He stated that he wanted to make sure that the Architectural Board would tie in the addition to the existing facility.

City Planner Markley agreed.

The Chairman stated that it would be in terms of the brick, the roof and everything.

He asked if the Mayor had any comments.

Mayor Kurtz stated that he thought it would be appropriate that the City Planner review and incorporate any upgraded landscaping plans to soften the entire area, the façade along Brecksville Road, as well as the corner. He stated that he thought the safety forces weighed in relative to what they thought was necessary, but it would have to be approved subject to any changes or modifications that they may deem necessary. He stated that the Architectural Board would look at it from an aesthetic standpoint, the building itself, and if there would be anything else that would need to be blended into it to soften it.

Chairman Lytkowski thanked the Mayor. He asked Mr. Boodjeh if he had any comments.

Mr. Boodjeh replied that he had no comments. He stated that there was quite a bit of landscaping on Brecksville Road where the Rockside Corners monument sign was. He stated that there were trees there, there were all kinds of things there; it would almost block visibility down that drive. He stated that they could certainly look at putting something over there.

Chairman Lytkowski asked Mr. Boodjeh to work with City Planner Markley. He stated that they could work out something that would make some sense.

Mr. Boodjeh stated that he would like to try to expedite this so that they can go forward.

The Chairman stated that they were on the same track.

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Mr. Boodjeh stated that he will touch base with Mr. Markley.

Chairman Lytkowski asked Ms. Chase if she had any comments or questions.

Ms. Chase stated that she had no questions.

Chairman Lytkowski asked Mr. Gutermuth if he had any comments or questions.

Mr. Gutermuth stated that he had no questions, he just wanted to thank the applicant and Drug Mart for continuing to be a pillar in the community.

Chairman Lytkowski asked Vice Mayor Grendel if he had any comments or questions.

Vice Mayor Grendel stated that everything had been answered with the safety forces giving their advice, and with the Architectural Board and the City Planner's assistance. He stated that he thought everything would come out just perfect. He stated that he hopes they could expedite it with the next Architectural Board meeting, and Mr. Boodjeh could get the work started here before the end of the month.

Chairman Lytkowski asked Mayor Kurtz if he had any last comments.

Mayor Kurtz stated that he didn't. He stated that he thought the Vice Mayor incorporated three elements that they talked about and discussed. He stated that it would be facilitated through the various boards. He stated that he was comfortable with the three areas being incorporated into the decision-making process.

Chairman Lytkowski asked the Law Director if they would need a subject to type of motion here or just a motion for approval.

Law Director O'Brien asked Mayor Kurtz if the safety forces had already looked at it, or did they need to look at it.

Mayor Kurtz stated that they looked at it, but he was sure that once they have a hands-on component, once they build it, they may change; and he would want to make sure that they have the flexibility if that would be the case.

Law Director O'Brien asked if the Mayor meant during the construction process or after?

Mayor Kurtz stated that after it was built, they may say that they need a stop sign, or they don't need a stop sign. They may have a recommendation. It should not limit them to supposing what they might anticipate or come up with.

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Law Director O'Brien stated that it would be a motion to approve, subject to the applicant securing the fee represented tonight from the adjacent property owner set forth in their application, approval of the City Planner as to a landscaping plan, and subject to ongoing safety forces' review and the applicant's consent to installing any signage recommended by the safety forces.

Ms. Chase stated and something from the Architectural Review Board.

Law Director O'Brien stated that they have to go through that per the City's code.

Chairman Lytkowski thanked the Law Director.

A motion was made by Vice Mayor Grendel, seconded by Mayor Kurtz, to approve the addition, subject to the applicant securing the fee represented tonight from the adjacent property owner set forth in their application, approval by the City Planner as to a landscaping plan, and subject to ongoing safety forces' review and applicant's consent to installing any signage recommended by the safety forces.

ROLL CALL: Yeas: Grendel, Kurtz, Chase, Gutermuth, Lytkowski
Nays: None
MOTION CARRIED

Chairman Lytkowski thanked Mr. Boodjeh and wished him continued success.

The Chairman asked if there were any other items on the agenda other than Kent State University and their landscaping.

Mr. Gutermuth stated that he was just curious on Saucy Brew Works if they gave a reason for the withdrawal.

The Chairman stated that he didn't have any idea.

Mr. Gutermuth stated that he didn't know if anyone had any information on that.

Mayor Kurtz stated that it was either the chicken or the egg. Wrap up the loose ends before the meeting, or make it conditioned upon approval; and apparently they must have agreed to wait until everything was in order.

Mr. Gutermuth stated that the City was still working with them behind the scenes.

Mayor Kurtz stated that the parking was still an issue, and since they downsized, the on site parking aesthetics, they were trying to wrap it all up into a package rather than

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always come back and forth. He stated that the Planning Commission could critique after they have framed it up.

Mr. Gutermuth thanked the Mayor.

The Mayor asked the Economic Development Director if that was accurate.

She agreed.

Vice Mayor Grendel stated that he thought the Mayor mentioned that they would be open to have a special meeting to expedite matters if necessary.

Mayor Kurtz asked if anybody would object if either Saucy or CBIZ or Welty would need a special meeting. They could expedite something if they have to call a special meeting. He asked if everybody was open to that?

The Chairman stated that there was no problem from his end.

Ms. Chase stated that if it would be virtual because she does have some travel coming up, and as long as they would stay in a virtual format, she would think it would be fine.

Mayor Kurtz stated that they will work along that. He asked if that was fair.

The Chairman stated that was fair.

Mayor Kurtz thanked the Planning Commission.

There being no further business, the Planning Commission meeting of September 7, 2021 was adjourned at 5:56 p.m.

Chairman Dale Lytkowski

Debi Beal, Planning Commission Clerk

Minutes Unapproved at Time of Release 09/08/21