

**MINUTES OF A SPECIAL MEETING
OF THE PLANNING COMMISSION
CITY OF INDEPENDENCE, OHIO
Held in the Council Chambers at City Hall**

5:30 P.M., JULY 24, 2007

Chairman Lytkowski called the meeting to order at 5:30 p.m., July 24, 2007 and the following responded to Roll Call:

PRESENT: Dale Lytkowski, Chairman
Fred P. Ramos, Mayor
Jack Shallcross
Tom Narduzzi

OTHERS

PRESENT: Gregory J. O'Brien, Law Director
Don Elewski, City Engineer
Jeff Markley, City Planner

ABSENT: Gregory Kurtz, Vice Mayor
Ron White, Economic Development

AGENDA:

Old Business:

- 1. 6491 Brecksville Road, Spa K-9 LLC** – Proposed dog grooming spa and dog day care.
- 2. 6479 Brecksville Road, Bombay Tan** – Proposed tanning salon in the space formerly occupied by Independence Hardware.
- 3. 5605 Granger Road, GE Supply** – Proposed exterior storage area for business.

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6491 Brecksville Road, Spa K-9 LLC – Gina Zingale of Spa K-9 and Mark Sutula, who is the owner of the building, were in attendance. She is proposing to put in a dog grooming and daycare for dogs into the space. They are in the process of getting everything ready to move in.

Chairman Lytkowski asked about a dog run in the back. Ms. Zingale stated that there will be no dog run in the back. There will be an area where the dogs can go to the bathroom; however, they will have some type of system to put the waste in that actually eliminates the waste. Ms. Zingale stated that there is quite a bit of grass in the back. Mr. Sutula stated that there is approximately an acre of grass behind the building. He stated that no dogs will be kept outside. Chairman Lytkowski asked the Law Director if there were any special legal requirements or special permits needed. The Law Director stated that there were none.

Mr. Shallcross asked if the Commission needed to do anything to insure that none of the dogs will be kept outside of building. The Chairman stated that the approval can be made with that condition. Mr. Sutula stated that they have that no dogs can be kept outside in their lease.

Chairman Lytkowski stated that he wanted to make a couple of comments. The Chairman stated that he received Mr. Sutula's letter. The Chairman spoke to the Mayor regarding the same. He stated that he was very disappointed. Chairman Lytkowski thinks that the improvements that Mr. Sutula are bare bones at best. Chairman Lytkowski asked Mr. Sutula how old the building was. Mr. Sutula believes that it is approximately 50 years old. The Chairman stated that from the City's standpoint, they look at a project on the whole; and it is good for the City with two new businesses coming in. The building itself needs to be upgraded. The Chairman stated that Mr. Sutula has been taking revenue from the building for the past 50 or 60 years. The Chairman thinks it is time for Mr. Sutula to re-invest back into the facility. Mr. Sutula stated that they want to do that. What he is proposing, and he has talked to Ron White, the Economic Development person; is that there is a second story put on the building to make it look like City Hall. Mr. Sutula stated that he was waiting until the City had their Master Plan finished so that he knew what everything else was going to look like; whether he should have offices or restaurants or retail upstairs. Mr. Sutula knows that he needs to make improvements, but he is not going to spend any money until the City comes up with a Master Plan so he knows what tenants to market. Chairman Lytkowski stated that he would suggest that it be western reserve style. The Chairman stated that he cannot tell Mr. Sutula anything about the tenant target. The Chairman asked the Mayor.

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Mayor Ramos stated that where he sees it going is a mixed use. It will be a combination of retail and offices. But can the Mayor absolutely tell Mr. Sutula that is what is going to happen? No, because the Mayor may or may not be the decision maker. It is a much bigger thing than just what the Mayor thinks. Obviously, the City needs the public input. The thing that they want is that all the business and property owners, including Mr. Sutula and the canine and the tanning salon; the City wants those businesses to be successful. There has always been a big debate as to what is going to happen with the shopping center, what's going to happen with the middle school and what is going to happen with the buildings across the street. The City has accumulated several acres and is probably one of the bigger property owners in that area. However, with that being said, they still have to deal with the Sutulas, Mr. Marotta and things like that; and rightly so. They have a vested interest and have property rights that the City has to respect.

Mayor Ramos stated that he did meet with Mr. Sutula and the owners of Bombay Tanning and basically tried to get some concessions as far as upgrading the building. Mr. Sutula was willing to do so as far as the signage is concerned because the same type or same color of signage will make a difference. The Mayor thinks that the awnings need to be done and upgraded a little bit as well as some of the windows. The Mayor knows Mr. Sutula is making a commitment as far as the parking lot is concerned; whether or not it will be striped. Mr. Sutula stated that in his conversation with the Mayor, he thought it would look cluttered; but if it has to be striped, they can do it. City Engineer Elewski stated that there was no requirement to have the parking lot striped. Mr. Sutula stated that the parking lot has never been striped, and he thinks it looks cleaner. The Chairman stated that it is also easier for the parking lot. Mr. Sutula stated that every year they get the parking lot top coated. Up until now, the tenants have been smaller business, and don't have a lot of clients. Once the tanner and groomer comes in, there will be more traffic in and out. Chairman Lytkowski asked Mr. Sutula how many cars can be held in that parking lot. Mr. Sutula believes it is at least 50 or 60 cars. Mr. Sutula stated that there is also parking in the back. City Engineer Elewski stated that if there is not enough parking in the front, there is enough in the back. Mr. Sutula stated that all employees park either on the side or in the back of the building.

Mr. Sutula stated that they would be happy to put the white facing on the building, but if the City's motif changes; they don't want to put that kind of dressing on. They would like to go with a second story on the building. Chairman Lytkowski stated that Mr. Sutula should look at that second story. The Chairman believes it would probably be more professional office. He would like Mr. Sutula to work on this thing and come back in 90 days and show something to the Commission. The Chairman would like Mr. Sutula to work with Norm Casini to bring the building up to the 21st century. Chairman Lytkowski asked Mr. Sutula if the building could support a second floor. Mr. Sutula stated that the building was built for two floors; because originally there was supposed to be a bowling alley on the second floor of the building.

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Chairman Lytkowski stated that the other concern he has is that the building is 50 years old, and he wants to know if the electrical is up to date. Mr. Sutula stated that the electrical has been updated as they go along. Mr. Sutula stated that each tenant that has moved into the building has gone through the Building Department.

Mr. Sutula stated that all the awnings will be uniform, along with the signage for the tenants. Mayor Ramos asked if one of the awnings was aluminum. The Mayor asked if that awning would be replaced. Mr. Sutula stated that it would be re-painted. They are not going to replace that one, but it will be re-painted to match.

Law Director O'Brien asked the Mayor if he had a concern about the type of awning or the same color of awning. The Mayor would like to leave that up to the Architectural Board of Review. Chairman Lytkowski would like the awnings, along with the signage, to go to the Architectural Board. Mr. Sutula stated that he is not changing the awning to fabric, because they can't find one that big. Also, he is not taking the fabric ones down to make them aluminum, until he does something with the whole building. So right now it is not changing.

Chairman Lytkowski asked City Planner Markley if there needs to be landscaping in front of the building to beautify the building to a certain extent. Mr. Markley stated that then there would be some parking spaces cut out. Chairman Lytkowski wanted Mr. Sutula to look at the property on the corner of Hillside and Brecksville Roads. The owner of the property did a great job in fixing that up. He put some new shrubs and landscaping in the front of the property. Mr. Sutula stated that one thing that the tanners agreed to do, Mr. Sutula was going to get the large 3 foot clay pots and put them in front of the stores. Amy from the tanning salon was going to maintain those. That should brighten it up.

A motion was made by Jack Shallcross, seconded by Tom Narduzzi to approve the dog grooming spa and dog day care, subject to no outdoor boarding or storage of animals, no exterior installation of dog runs or cages of any kind, uniformity of the awnings on the building, uniformity of the signs on the building, and the owner of the building coming back to the Planning Commission within 90 days with a proposed projected plan of renovation for the building.

**ROLL CALL: Yeas: Shallcross, Narduzzi, Lytkowski, Ramos
 Nays: None
 MOTION CARRIED**

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6479 Brecksville Road, Bombay Tan – Amy Spino and Paul Bartko of Bombay Tan were in attendance. Ms. Spino stated that there will be 12 rooms made, but they are starting off with 6 beds. Chairman Lytkowski asked if Ms. Spino needed a license for the tanning salon. Ms. Spino stated no, but they have to get something from the cosmetology board; however, they cannot do that until the place is complete. Law Director O'Brien stated that both this matter and the dog grooming has to go to Council for approval because neither business is a permitted use in a U-4 district; but there is a catch all along with Council approval.

A motion was made by Mayor Ramos, seconded by Jack Shallcross, to approve the tanning salon, subject to the owner of the building coming back to the Planning Commission within 90 days with a proposed project plan of renovation for the building, and the license being obtained from the State for the operation of the facility and being presented to the Building Department prior to receiving a certificate of occupancy.

ROLL CALL: Yeas: Ramos, Shallcross, Narduzzi, Lytkowski

Nays: None

MOTION CARRIED

5605 Granger Road, GE Supply – Gino Faciano was in attendance representing GE Supply which is now Gexpro. He stores the electrical supplies for all of the stores at this site. Mr. Faciano stated that there are approximately 4 acres to the north of his business. Mr. Faciano stated that after this project is done, he hopes to put an expansion on the building. City Engineer Elewski looked at the site from a water standpoint, and everything was fine.

Mayor Ramos asked if the storage was going to be in front of the building. Mr. Faciano referred to his drawing showing where the dock was on the east side of the building. He stated that it is dangerous to unload the trucks now. Mr. Faciano stated that they are putting in a 14' wide overhead door, and a concrete sidewalk with proper drainage. The Mayor asked if it would be fenced in. Mr. Faciano stated it would be fenced in and secure. The Mayor asked if it could be similar to the color of the building. Mr. Faciano presented a picture showing where the area would be. Mr. Faciano stated that they would be taking down one tree, and doing some cleaning up of the area removing weeds, etc. Mr. Faciano stated that he could try to match the color as close as he can. Mr. Faciano stated that there would also be racks for the conduit.

City Planner Markley asked if there was a few feet of land in front of the fenced area. He stated that if Mr. Faciano could come up with a little planting strip, then the area could be concealed somewhat. Mr. Faciano stated that there would be a big tree that would stay there.

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A motion was made to approve the exterior storage area, subject to cleaning up the overgrowth around the area, and the review by the City Planner after the installation of the fenced area to determine any landscape improvements that could be done.

**ROLL CALL: Yeas: Narduzzi, Shallcross, Ramos, Lytkowski
 Nays: None
 MOTION CARRIED**

There being no further comments or business, a motion was made by Chairman Lytkowski, and approved by the Commission, to adjourn the meeting at 6:05 p.m.

Dale Lytkowski, Chairman

Debi Beal, Planning Commission Clerk
Minutes unapproved at Time Released 7/27/07