ROLL CALL

Mr. Malone called the meeting to order at 7:00 pm via online public meeting.
Present: Greg Malone, Humberto Olivos, Julie Nader, Dave Anderson, Tom Patton
Absent: Darrick Matthews, Paul Schumann
Staff: Planning Director Kim Lieber, Assistant Law Director Bryan O’Malley, City Engineer Pietro DiFranco, Administrative Assistant Nicole Rambo-Ackerman

REVIEW AND CORRECTION OF MINUTES

Mr. Malone moved, seconded by Ms. Nader, to approve the Planning & Design Commission minutes of May 26, 2021, motion passed 5-0.

NEW BUSINESS

21-18812; DASHE, LLC; 31441 Lorain Road
Representative: Dale Schmidt, owner, 3906 Kings Mill Run, Rocky River, OH 44116

Ms. Lieber said the property is zoned Limited Industry District. The applicant proposes to construct a new office/warehouse facility, which is a permitted use in the district. The building will be 11,960 square feet and will be constructed with a combination of masonry and metal wall panels. Overhead doors for trucks are located on the south elevation; one overhead door is on the north elevation along with the primary building entrances. The BZBA granted two variances for setbacks along the west and south property lines. Required parking is met and sufficient area is provided for truck turn movements. A new dumpster enclosure is proposed at the southwest corner of the site. It will be comprised of split face block with composite gates. Stormwater storage will be provided underground. A landscaping plan was provided indicating planting clusters in the street lawns and adjacent to the front elevation of the building as well as at the dumpster enclosure. Irrigation is required. The only lighting proposed will be building mounted light fixtures. Lighting levels appear code compliant. Fixture specifications have been submitted. No signage is proposed at this time. Mr. DiFranco said they are proposing an underground stormwater storage system which meets the quality and quantity requirements. They are working through some minor issues with the Engineering Department but he recommended approval. Mr. Schmidt added that signage will depend on the tenants. He used metal and masonry similar to the building he built a couple years ago on the north side of Lorain Road.

Mr. Malone appreciated that the detention basin was changed to an underground system but thought the plant materials could be spread out to install low growing perennials or annu als to add color. Item #2 and #7 in the landscape notes should be eliminated because this should be the finished landscape plan and any changes would need to be approved. References to the American Association of Nurserymen should be updated to American Hort. Item #13 should be changed to a blended lawn seed of bluegrass, rye grass and fescue or the ODOT lawn mixture.
Ms. Nader thanked the applicant for his commitment to North Olmsted and asked for clarification of the elevation colors. The overhead doors should match the siding, but will not be white. The man doors will be painted to match the siding. The horizontal accent will be the charcoal stone to match the wainscot. Aluminized windows and door on the front of the building will be used. Mr. Olivos thought the color combination should work nicely together. He suggested using the anodized aluminum color for the overhead door on the north side of the building, Mr. Schmidt agreed. Mr. Olivos was concerned about the sidewalk next to the loading dock door set four feet below grade, Mr. Schmidt said OSHA requirements will be met.

Ms. Nader moved, seconded by Mr. Anderson, to approve the development plan for 21-18812; DASHE, LLC; 31441 Lorain Road conditioned upon the following:
1. Additional low growing perennials or annuals to be added to the front area
2. Eliminate items #2 and #7 in the landscape notes
3. References to the American Association of Nurserymen to be updated to American Hort
4. Item #13 to be updated to use a blended lawn of bluegrass, rye grass and fescue or the ODOT lawn mixture
5. Provide an OSHA required handrail by sidewalk adjacent to loading dock
6. Wall panels to be Ash Gray, roof panels to be Royale Blue, wainscot and horizontal elements in masonry will be Charcoal, man doors and overhead doors to match the siding.
Motion passed 5-0.

COMMUNICATIONS

Administrative Approvals
Ms. Lieber reviewed some of the recent development plans that were approved administratively. Buffalo Wild Wings at 26774 Lorain Road will have building façade renovations. Mag’s Salon at 4905 Dover Center Road and Brendan Place Associates at 23823 Lorain Road will be painted. Building alterations for the National Grocer project at 25975 Great Northern Plaza were approved. The Space Shop recently opened and Bruster’s Ice Cream will open later this week.

ADJOURNMENT

Mr. Malone moved, seconded by Ms. Nader, to excuse the absences of Mr. Schumann and Mr. Matthews, motion passed 5-0.

With no further business, the meeting adjourned at 7:27 p.m.

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Greg Malone, Chair  Nicole Rambo-Ackerman, Administrative Assistant

Approved