

City of Strongsville

16099 Foltz Parkway
Strongsville, Ohio 44149-5598
Phone: 440-580-3110
Council Office Fax: 440-572-1648
www.strongsville.org

August 1, 2019

City Council

Matthew P. Patten
Ward 1

Annamarie P. Roff
Ward 2

Kelly A. Kosek
Ward 3

Gordon C. Short
Ward 4

Joseph C. DeMio
At-Large

James E. Carbone
At-Large

Matthew A. Schonhut
At-Large

Aimee Pientka, MMC
Clerk of Council

Tiffany Mekeel, CMC
Assistant Clerk of Council

MEETING NOTICE

The following meeting has been scheduled by Council for **Tuesday, August 6, 2019**, to be held in **Council Room** at the in the **Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road**:

5:00 P.M. **Special Council Meeting** for the purpose of considering Ordinance Nos. 2019-092, 2019-129 and Resolution No. 2019-130 .

Any other matters which may properly come before this Municipal Body may also be discussed.

BY ORDER OF THE COUNCIL:

Aimee Pientka, MMC
Clerk of Council

**AGENDA FOR THE STRONGSVILLE CITY COUNCIL SPECIAL
MEETING**

TUESDAY, AUGUST 6, 2019 AT 5:00 P.M.

1. CALL TO ORDER:
2. PLEDGE OF ALLEGIANCE:
3. CERTIFICATION OF POSTING:
4. ROLL CALL:
5. ORDINANCES AND RESOLUTIONS:
 - Ordinance No. 2019-092 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN VACANT REAL PROPERTY LOCATED ON ROYALTON ROAD (PPNs 392-14-001 and 392-14-002), IN THE CITY OF STRONGSVILLE, FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO SR-1 (SENIOR RESIDENCE) CLASSIFICATION. *First reading and referred to the Planning Commission 05/20/19. Favorable recommendation by the Planning Commission 05/23/19. Second reading 06/03/19. Public hearing 07/15/19. Third reading 07/15/19.*
 - Ordinance No. 2019-129 by Mayor Perciak and All Members of Council. AN ORDINANCE ACCEPTING FOR RECORDING PURPOSES THE LOT SPLIT PLAT OF PERMANENT PARCEL NO. 394-08-003, LOCATED ON FOLTZ INDUSTRIAL PARKWAY, AND DECLARING AN EMERGENCY.
 - Resolution No. 2019-130 by Mayor Perciak and All Members of Council. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR ELECTRICAL AND MECHANICAL UPGRADES OF FIRE STATION NO. 1, ON WEBSTER ROAD, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.
6. OTHER BUSINESS:
7. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2019 – 092

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN VACANT REAL PROPERTY LOCATED ON ROYALTON ROAD (PPNs 392-14-001 and 392-14-002), IN THE CITY OF STRONGSVILLE, FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO SR-1 (SENIOR RESIDENCE) CLASSIFICATION, **AND DECLARING AN EMERGENCY, AS AMENDED.**

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of certain vacant real property located on Royalton Road (PPNs 392-14-001 and 392-14-002) from GI (General Industrial) classification to SR-1 (Senior Residence) classification, which property is more fully described in Exhibit A and as depicted in Exhibit B, attached hereto and incorporated herein as if fully rewritten.

Section 2. That the Clerk of Council is hereby authorized to cause the necessary change on the Zoning Map to be made in order to reflect the zoning change in classification as provided in this Ordinance.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. ~~That this Ordinance shall take effect and be in force from and after the earliest period allowed by law. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to rezone such property in order to provide for the orderly development of lots and lands within the City, to enhance economic development within the City, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.~~

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2019 - 092
Page 2

First reading: May 20, 2019
Second reading: June 3, 2019
Third reading: July 15, 2019
Public Hearing: July 15, 2019

Referred to Planning Commission
May 21, 2019
Approved: Favorable recommendation
by Planning Commission 05/23/19

President of Council
Date Passed: _____

Approved: _____
Mayor
Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
DeMio	_____	_____
Kosek	_____	_____
Patten	_____	_____
Roff	_____	_____
Schonhut	_____	_____
Short	_____	_____

Attest: _____
Clerk of Council

ORD. No. 2019-092 Amended: _____
1st Rdg. 05/20/19 Ref: PC/P2E
2nd Rdg. 06/03/19 Ref: _____
3rd Rdg. 07/15/19 Ref: _____

Pub Hrg. 07/15/19 Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2019 – 092

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN VACANT REAL PROPERTY LOCATED ON ROYALTON ROAD (PPNs 392-14-001 and 392-14-002), IN THE CITY OF STRONGSVILLE, FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO SR-1 (SENIOR RESIDENCE) CLASSIFICATION.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of certain vacant real property located on Royalton Road (PPNs 392-14-001 and 392-14-002) from GI (General Industrial) classification to SR-1 (Senior Residence) classification, which property is more fully described in Exhibit A and as depicted in Exhibit B, attached hereto and incorporated herein as if fully rewritten.

Section 2. That the Clerk of Council is hereby authorized to cause the necessary change on the Zoning Map to be made in order to reflect the zoning change in classification as provided in this Ordinance.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First reading: May 20, 2019

Referred to Planning Commission

Second reading: June 3, 2019

May 21, 2019

Third reading: July 15, 2019

Approved: Favorable recommendation by Planning Commission 05/23/19.

Public Hearing: July 15, 2019

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2019 - 092
Page 2

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
DeMio	_____	_____
Kosek	_____	_____
Patten	_____	_____
Roff	_____	_____
Schonhut	_____	_____
Short	_____	_____

Attest: _____
Clerk of Council

ORD. No. 2019-092 Amended: _____
1st Rdg. 05/20/19 Ref: PC/PZE
2nd Rdg. 06/03/19 Ref: PZE
3rd Rdg. 07/15/19 Ref: _____

Pub Hrg. 07/15/19 Ref: _____
Adopted: _____ Defeated: _____



LEGAL DESCRIPTION
PPN 392-14-001 & 392-14-002
Royalton Road
Strongsville, Ohio

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being part of Original Strongsville Township Lot No. 86, further known as being all of those lands conveyed to South Boston Developers, LLC. by deed recorded in AFN 200808060488 of Cuyahoga County Records, said premises being more particularly bounded and described as follows:

Beginning at a 5/8 inch iron pin found inside a monument box assembly at the intersection of Royalton Road (State Route 82), 80 feet wide, and the centerline of Prospect Road, 60 feet wide, said point also being the southeasterly corner of the aforementioned Lot No. 86; thence South 89 degrees 04 minutes 31 seconds West along the centerline of Royalton Road, also being the southerly line of said Lot No. 86, a distance of 1891.41 feet to the southeasterly corner of Parcel No. 43-WD conveyed to the City of Strongsville by deed recorded in AFN 200310071632 of Cuyahoga County Records; thence North 00 degrees 15 minutes 10 seconds West along the easterly line of said Parcel No. 43-WD, a distance of 40.00 feet to a 5/8 inch iron pin set at the northeasterly corner thereof and the PRINCIPAL PLACE OF BEGINNING of the premises herein described;

Course No. 1: Thence South 89 degrees 04 minutes 31 seconds West along the northerly line of said Parcel No. 43-WD, a distance of 60.25 feet to the northwesterly corner thereof (a MAG nail was found distant 0.16 foot South of said point);

Course No. 2: Thence North 00 degrees 55 minutes 29 seconds West along the easterly line of lands conveyed to Bruna and Andrew W. Gibis by deed recorded in AFN 201811210448 of Cuyahoga County Records, a distance of 260.00 feet to a 5/8 inch iron pin set at the northeasterly corner thereof (a 5/8 inch iron pin was found (bent) distant 0.03 foot North and 2.17 feet East of said point);

Course No. 3: Thence South 89 degrees 04 minutes 31 seconds West along the northerly line of said Gibis lands, and along the northerly line of lands conveyed to Tricounty Vet Services, LLC by deed recorded in AFN 201310010310 of Cuyahoga County Records, a distance of 310.00 feet to the northwesterly corner thereof (a 1/2 inch iron pin was found distant 0.67 foot South and 1.16 foot West of said point);

Course No. 4: Thence North 00 degrees 55 minutes 29 seconds West along the easterly line of Parcel No. 2 of lands conveyed to Linda L. Thacker by deed recorded in AFN 201607060296 of Cuyahoga County Records, a distance of 400.00 feet to a 5/8 inch iron pin set at the northeasterly corner thereof (a 3/4 inch iron pipe was found distant 0.46 foot North and 8.22 feet East of said point);

Course No. 5: Thence South 89 degrees 04 minutes 31 seconds West along the northerly line of said Thacker lands, and along the northerly line of lands conveyed to Timothy A. and Barbara A. Hietala by deed recorded in Volume 85-1079, Page 14 of Cuyahoga County Records, a distance of 200.00 feet to the northwesterly corner thereof (a 5/8 inch iron pin was found distant 0.67 foot South and 1.16 foot West of said point);

Course No. 6: Thence North 71 degrees 55 minutes 25 seconds West along the northeasterly line of lands conveyed to Alma Jean Erskine by deed recorded in AFN 200205240029 of Cuyahoga County

Records, a distance of 460.61 feet to a 5/8 inch iron pin set at the northwesterly corner thereof, said point being located on the westerly line of the aforementioned Lot No. 86;

Course No. 7: Thence North 00 degrees 26 minutes 29 seconds West along the westerly line of Lot No. 86, also being the easterly line of Parcel C and Parcel B in the Lot Split Map Made For The Stoyanoff's recorded in Volume 380 of Maps, Page 8 of Cuyahoga County Records, a distance of 282.57 feet to the southwesterly corner of Block SF-11 in Siedel Farms Subdivision No. 4 recorded in Volume 383 of Maps, Pages 69-70 of Cuyahoga County Records (unable to set point; corner in creek);

Course No. 8: Thence North 89 degrees 10 minutes 28 seconds East along the southerly line of said Block SF-11, and along the southerly line of Block SF-12 in Siedel Farms Subdivision No. 6 recorded in AFN 201709070300 of Cuyahoga County Records a distance of 1455.79 feet to a northwesterly corner of Parcel A in a Lot Consolidation Plat recorded in Volume 385 of Maps, Page 20 of Cuyahoga County Records (a 5/8 inch iron pin was found distant 0.35 foot North of said point);

Course No. 9: Thence South 00 degrees 15 minutes 10 seconds East along a westerly line of said Parcel A, a distance of 506.09 feet to an iron pin set at an internal corner thereof;


Course No. 10: Thence South 89 degrees 04 minutes 31 seconds West along a northerly line of said Parcel A, a distance of 139.62 feet to a northwesterly corner thereof (a 3/4 inch iron pipe was found distant 0.04 foot South and 0.02 foot West of said point);

Course No. 11: Thence South 00 degrees 15 minutes 10 seconds East along a westerly line of said Parcel A, a distance of 324.00 feet to the northeasterly corner of lands conveyed to Robert Joseph Latawiec by deed recorded in AFN 201508170523 of Cuyahoga County Records (a 5/8 inch iron pin was found distant 0.50 foot South and 0.09 foot West of said point);

Course No. 12: Thence South 89 degrees 04 minutes 31 seconds West along the northerly line of said Latawiec lands, a distance of 300.00 feet to the northwesterly corner thereof (a 5/8 inch iron pin was found distant 0.11 foot South and 0.04 foot West of said point);

Course No. 13: Thence South 00 degrees 15 minutes 10 seconds East along the westerly line of said Latawiec lands, a distance of 260.00 feet to the Principal Place of Beginning and containing 20.4715 Acres (891,737 Square Feet) of land, according to a survey by Christopher J. Dempsey, Professional Land Surveyor No. 6914 of Dempsey Surveying Company on April 1, 2019, being the same more or less but subject to all legal highways and easements of record.

Bearings are based on Grid North of the Ohio State Plane Coordinate System North Zone, NAD 83 Datum.


Christopher J. Dempsey
Professional Land Surveyor No. 6914

T.M. 19-015-S-001

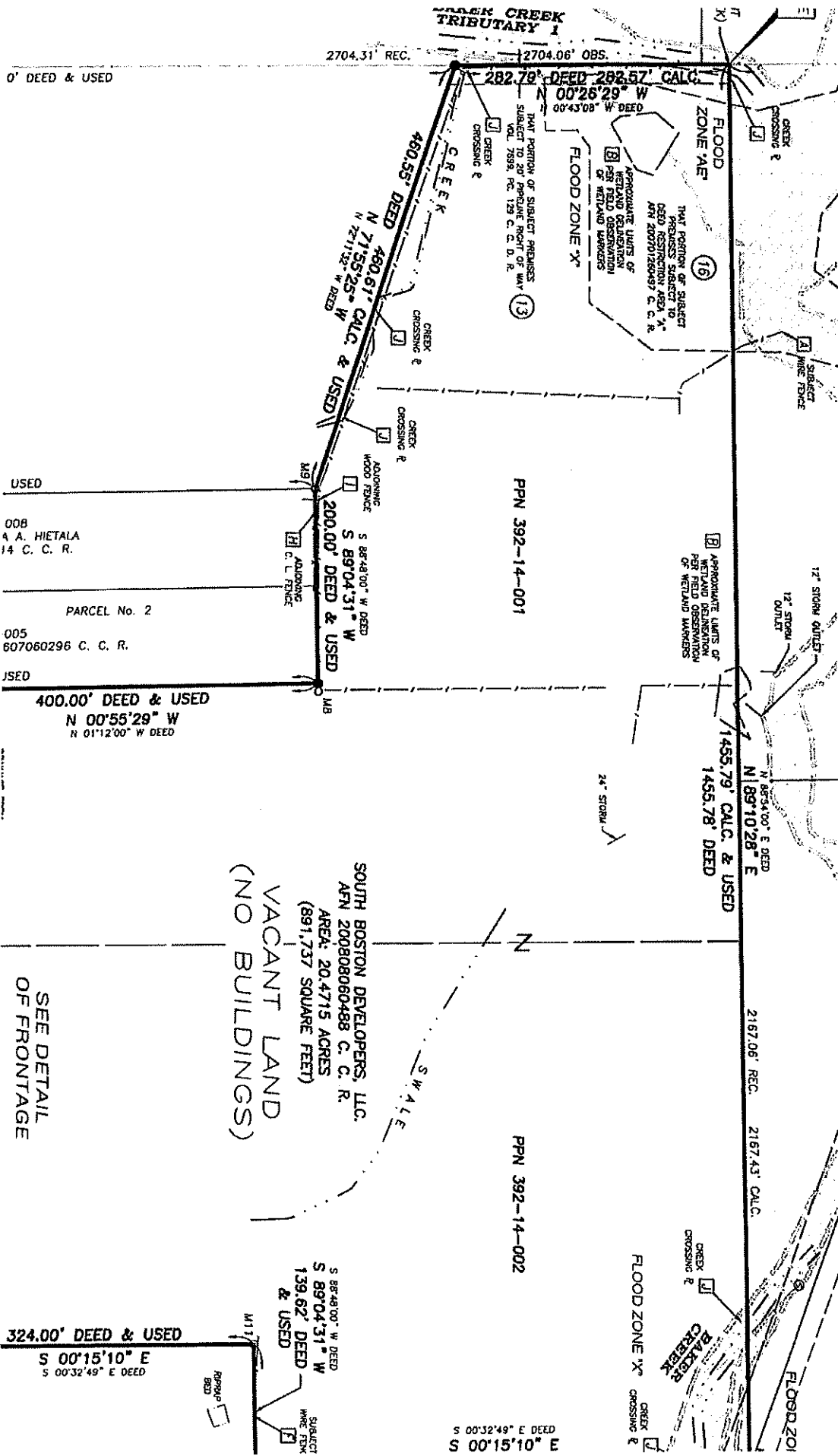


This Legal Description Complies with
The Cuyahoga County Transfer and
Conveyance Standards and is approved
for transfer.

APR 15 2019



Agent
Professional Land Surveyors



0' DEED & USED

2704.31' REC. 2704.06' OBS.

282.79' DEED 292.57' CALC.
00°26'29" W
00°43'08" W DEED

THAT PORTION OF SUBJECT PREMISES
SUBJECT TO 20' PERMITS RIGHT OF WAY
VOL. 7899, FC 129 C. D. R. (13)

FLOOD
ZONE 'A'

FLOOD ZONE 'X'

THAT PORTION OF SUBJECT
DEED RESTRICTION AREA "A"
APN 200701260497 C. C. R.

480.55' DEED
N 71°55'25" W
N 72°11'12" W DEED

460.61' CALC. & USED

200.00' DEED & USED
S 88°48'00" W DEED
S 89°04'31" W

PPN 392-14-001

USED
008
A. A. HIETALA
14 C. C. R.

PARCEL No. 2
005
607060296 C. C. R.

400.00' DEED & USED
N 00°55'29" W
N 01°12'00" W DEED

1455.79' CALC. & USED
N 89°10'28" E
N 88°34'00" E DEED

1455.78' DEED

2167.06' REC. 2167.43' CALC.

PPN 392-14-002

SOUTH BOSTON DEVELOPERS, LLC.
APN 200808060488 C. C. R.
AREA: 20.4715 ACRES
(891,737 SQUARE FEET)
VACANT LAND
(NO BUILDINGS)

SEE DETAIL
OF FRONTAGE

324.00' DEED & USED
S 00°15'10" E
S 00°32'49" E DEED

S 88°48'00" W DEED
S 89°04'31" W
139.62' DEED
& USED

S 00°32'49" E DEED
S 00°15'10" E

FLOOD ZONE 'X'

FLOOD ZONE 'Y'

PROPERTY DESCRIPTION FORM

Ordinance Number: 2019-092

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: NO Given Address, Located Just West of Vitalia - North Side of The 82.

Permanent Parcel No.: 392-14-002/392-14-001

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) North of Royalty Rd, West of Progress Rd, South of Westwood Dr

Number and type of buildings which now occupy property (if any): 0

Acreage: 20.345

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): Wetland deed restriction. See attached.

Said deed restrictions (will) (have) expire(d) on: No expiration date.

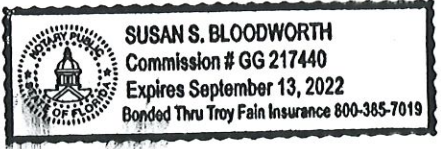
Said property is presently under lease or otherwise encumbered as follows: The property is not encumbered.

Owner(s)	Percent of Ownership:
1. <u>South Boston Developers, LLC</u>	<u>100</u> %
2. _____	_____ %
3. _____	_____ %

[Signature]
Signature of Owner(s)

State of FL)
County of Guyahoga)
St. Johns

Sworn to and subscribed to in my presence this 24th day of April, 2019.



Susan S. Bloodworth
Notary Public

My commission expires _____

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PETITION FOR ZONING CHANGE

Ordinance Number: 2019-092

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class GI use to a class SR-1 use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: _____

The property is adjacent to existing Omni/Vitalia

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: _____

The use in SR-1 will not create noise, light or odor pollution. In addition traffic will not be impacted.

Please list other supporting documents (if any) which accompany this petition:

1. Proposed Site Plan with Plot Plan
2. Legal Description
3. Alta Survey.

THE PROPOSED USE OF THE PROPERTY IS: Senior Villa's
designed for elderly.

Name, address and **telephone number** of applicant or applicant's agent:

Name: Coary Biales - Agent

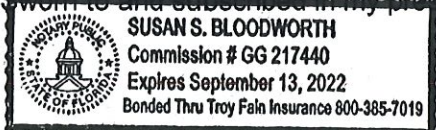
Address: 23205 Mercantile Rd. Beachwood, OH 44122

Telephone Number: 216-299-4551

Signature of Owner(s)

State of Ohio FL)
County of Cuyahoga)

I/We, the undersigned, do hereby swear to and subscribe in my presence this 24th day of April, 2019.



Susan S. Bloodworth
Notary Public

My commission expires: _____

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

200808060488

Know all Men by these Presents, That Siedel Farms Developers, LLC, the Grantor s, who claim title by or through instrument, recorded in Volume _____, Page _____, County Recorder's Office, for the consideration of Ten Dollars and No / 100 Dollars (\$10) received to its full satisfaction of it, the Grantees South Boston Developers, LLC, whose TAX MAILING ADDRESS will be 13370 Prospect Road, Strongsville, Ohio 44149 have given, granted, remised, released and forever quit-claimed, and do by these presents absolutely give, grant, remise, release and forever quit-claim unto the said Grantee s, its successors heirs and assigns forever, all such right and title us _____, the said Grantor s, have or ought to have in and to the following described piece or parcel of land, situation in the City of Strongsville, County of Cuyahoga and State of Ohio.

Legal Description: See Attached Exhibit "A".

COPY

Permanent 392-14-001
Parcel #: 392-14-002

Type Instrument: Quit Claim Deed Ex	Date: 8/6/2008 3:28:00 PM
Tax District #: 3340	Tax List Year: 2008
Grantor: SIEDEL FARMS	Land Use Code: 5000
Grantee: SIEDEL FARMS	Land Value: 132,500
Balance Assumed: \$ 0.00	Building Value: 0
Total Consideration: \$ 0.00	Total Value: 132,500
Conv. Fee Paid: \$ 0.00	Arms Length Sale: NO
Transfer Fee Paid: \$ 1.00	Rcpt: A-08062008-11
Fee Paid by: Chicago Title Insurance C	Inst #: 361619
Exempt Code:	Check #:

Frank Russo
CUYAHOGA COUNTY AUDITOR

To have and to hold the premises aforesaid, with the appurtenances thereunto belonging, to the said grantee s, its successors heirs and assigns, so that neither the said grantor s, nor its successors heirs, nor any other persons claiming title through or under it, shall or will hereafter claim or demand any right or title to the premises, or any part thereof; but they and every one of them shall by these presents be excluded and forever barred.

In Witness whereof said corporation set its hand and corporate seal,

This 1st day of August, 2008.

Siedel Farms Developers, LLC

[Handwritten signature of Chris A. Bender]

By: Chris A. Bender

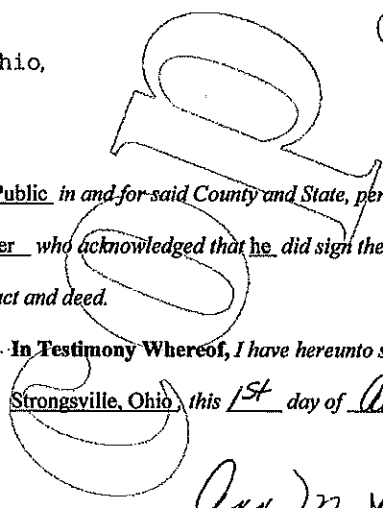
Its: President

The State of Ohio,
Cuyahoga County

Before me, a Notary Public in and for said County and State, personally appeared the above named Chris A. Bender who acknowledged that he did sign the foregoing instrument and that the same is his free act and deed.

In Testimony Whereof, I have hereunto set my hand and official seal, at

Strongsville, Ohio, this 1st day of August, A.D. 2008.



[Handwritten signature of Ann M. Barlow]

This instrument prepared by:

Siedel Farms Developers, LLC

Ann M. Barlow
NOTARY PUBLIC - STATE OF OHIO
Recorded in Cuyahoga County
My Comm. Expires Feb. 2, 2010

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CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Ken Mikula, City Engineer

FROM: Tiffany Mekeel, Assistant Clerk of Council

DATE: April 25, 2019

SUBJECT: Rezoning Applications
South Boston Developers, LLC.
PPNs: 392-14-001 and 392-14-002
Address: Royalton Road
From General Industrial (GI) to Senior Residential (SR-1)

Please check the legal descriptions on the attached applications for rezoning and, if correct, please forward to the Law Director so he may prepare legislation for Council to consider.

Thank you.

TAM
Attachments

Cc: Thomas P. Perciak, Mayor
Neal Jamison, Law Director
Daniel J. Kolick, Assistant Law Director
George Smerigan, City Planner
Brent Painter, Economic Development Director
All Members of Council
Carol Brill, Planning Commission Secretary

City of Strongsville
Memorandum

To: Neal Jamison, Law Director

CC: Mayor Perciak
Ken Mikula, City Engineer
Aimee Pientka
George Smerigan, City Planner
Brent Painter, Economic Development Director
Dan Kolick, Assistant Law Director
Carol Brill, Planning Commission Secretary

From: Lori Daley, Assistant City Engineer

Date: May 2, 2019

Re: Rezoning Application
South Boston Developers, LLC.
PPN's 392-14-001 & 392-14-002
Royalton Road
From GI to SR-1

Neal,

The legal description included in the Clerk of Council's April 25, 2019 memo regarding the above referenced application accurately depicts the parcels to be rezoned.

Attached is a legible copy of the legal description that should be included in the legislation.

Please feel free to contact me with any questions.

Thank you.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission

FROM: Tiffany Mekeel, Assistant Clerk of Council

DATE: May 21, 2019

SUBJECT: Referral from Council: Ordinance No(s). 2019-092 and 2019-093

Please be advised that at its regular meeting of May 20, 2019, City Council referred the following Ordinances to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2019-092 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN VACANT REAL PROPERTY LOCATED ON ROYALTON ROAD (PPNs 392-14-001 and 392-14-002), IN THE CITY OF STRONGSVILLE, FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO SR-1 (SENIOR RESIDENCE) CLASSIFICATION. *First reading and referred to Planning Commission 05/20/19.*
- Ordinance No. 2019-093 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN PROPERTY LOCATED AT 19132 TEMPLE DRIVE (PPNs 393-19-016 and 393-19-017) IN THE CITY OF STRONGSVILLE, FROM OB (OFFICE BUILDING) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION. *First reading and referred to Planning Commission 05/20/19.*

A copy of the Ordinances are attached for Planning Commission review.

TAM
Attachment

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Neal Jamison, Law Director

FROM: Carol Oprea, Administrative Assistant, Boards & Commissions

SUBJECT: Referrals to Council

DATE: May 24, 2019

Please be advised that at its meeting of May 23, 2019, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE NO. 2019-092

An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to change the Zoning Classification of Certain Vacant Real Property Located on Royalton Road (PPN's 392-14-001 and 392-14-002) in the City of Strongsville from GI (General Industrial) Classification to SR-1 (Senior Residence) Classification.

ORDINANCE NO. 2019-093

An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Property Located at 19132 Temple Drive (PPN's 393-19-016 and 393-19-017) in the City of Strongsville from OB (Office Building) Classification to PF (Public Facilities) Classification.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2019 – 129

By: Mayor Perciak and All Members of Council

**AN ORDINANCE ACCEPTING FOR RECORDING PURPOSES
THE LOT SPLIT PLAT OF PERMANENT PARCEL NO. 394-08-
003, LOCATED ON FOLTZ INDUSTRIAL PARKWAY, AND
DECLARING AN EMERGENCY.**

WHEREAS, the lot split plat of Permanent Parcel No. 394-08-003, located on Foltz Industrial Parkway, is being submitted to this Council for review pursuant to Title Four of Part Twelve of the Codified Ordinances of the City of Strongsville, a copy of such plat is attached hereto as Exhibit A, and incorporated herein; and

WHEREAS, the Codified Ordinances of the City and the minimum standards for improvements required for the subdivision of land adopted therein requires frontage on a dedicated street for all lots and the subject plat has one lot without total frontage on a dedicated street; and

WHEREAS, the owner of Permanent Parcel No. 394-08-003, located on Foltz Industrial Parkway, and zoned General Industrial, has requested that the Planning Commission of the City of Strongsville approve the lot split plat subject to certain modifications; and

WHEREAS, the Engineer of the City of Strongsville has reviewed the plat and documents, finds them in good order and has approved them and, therefore, has recommended to the Planning Commission and this Council that this lot split plat be approved for recording purposes; and

WHEREAS, this Council desires to approve the aforesaid lot split plat for recording purposes.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Council of the City of Strongsville does hereby approve the lot split plat for Permanent Parcel No. 394-08-003, as set out in attached Exhibit A, for recording purposes, at a time directed by the Law Department.

Section 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to assure proper development of all lots and land within the City of Strongsville. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2019 – 129
Page 2

take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
DeMio	_____	_____
Kosek	_____	_____
Patten	_____	_____
Roff	_____	_____
Schonhut	_____	_____
Short	_____	_____

Attest: _____
Clerk of Council

ORD. No. 2019-129 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

LOT SPLIT OF RESIDUAL PARCEL D FOR THE CITY OF STRONGSVILLE

STRONGSVILLE, IN THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SUBDIVISION NO. 3 FOR FOLZ INDUSTRIAL PARKWAY 80' AS BEING RESIDUAL PARCEL D IN THE LOT SPLIT MAP FOR THE CITY OF STRONGSVILLE, AS SHOWN BY THE RECORDS PLAT IN VOLUME 541 OF MAPS, PAGE 25 OF CUYAHOGA COUNTY RECORDS.

CURVE DATA

NO.	CHORD BEARING	CHORD LENGTH	ARC LENGTH	CHORD BEARING
C1	895.00°	14453.10'	791.15'	S 2729.55° W
C2	330.00°	13229.35'	852.47'	S 0244.46° E
C3	935.00°	14853.10'	729.49'	S 2729.55° W

I, HERBERT STATE, THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY AND THAT THE SURVEYOR HAS PERSONALLY AND KNOWLEDGE OF THE LAND AND BELIEVES THE DIMENSIONS AND BEARINGS TO BE CORRECT. ALL DIMENSIONS GIVEN ARE BASED ON THE SURVEY. THE SURVEY WAS CONDUCTED ON THE 20th DAY OF JULY, 2019. THE SURVEY IS BASED ON THE ORIGINAL SUBDIVISION NO. 3 FOR FOLZ INDUSTRIAL PARKWAY 80' AS BEING RESIDUAL PARCEL D IN THE LOT SPLIT MAP FOR THE CITY OF STRONGSVILLE, AS SHOWN BY THE RECORDS PLAT IN VOLUME 541 OF MAPS, PAGE 25 OF CUYAHOGA COUNTY RECORDS.

APPROVALS

THIS MAP APPROVED BY THE CITY ENGINEER OF THE CITY OF STRONGSVILLE, OHIO THIS _____ DAY OF _____, 2019.

PLANNING COMMISSION CHAIRMAN _____

PLANNING COMMISSION SECRETARY _____

THIS MAP APPROVED BY THE CITY ENGINEER OF THE CITY OF STRONGSVILLE, OHIO THIS _____ DAY OF _____, 2019.

CITY ENGINEER _____

ACCEPTANCE

STATE OF _____ COUNTY OF _____

NOTARY PUBLIC IN AND FOR CUYAHOGA COUNTY AND STATE OF OHIO, I HEREBY CERTIFY THAT I AM A NOTARY PUBLIC IN AND FOR CUYAHOGA COUNTY AND STATE OF OHIO AND THAT I AM A MEMBER IN GOOD STANDING OF THE OHIO NOTARY PUBLIC ASSOCIATION. I HAVE PERSONALLY KNOWN _____ AND I AM Satisfied THAT HE IS THE PERSON WHOSE NAME IS SET FORTH IN THIS INSTRUMENT AND THAT HE IS OF SOUND MIND AND SOUND MEMORY AND THAT HE IS OF LEGAL AGE AND THAT HE IS NOT UNDER ANY LEGAL DISABILITY AT THE TIME HE EXECUTED THIS INSTRUMENT. THIS INSTRUMENT WAS EXECUTED ON THE _____ DAY OF _____, 2019.

NOTARY PUBLIC _____



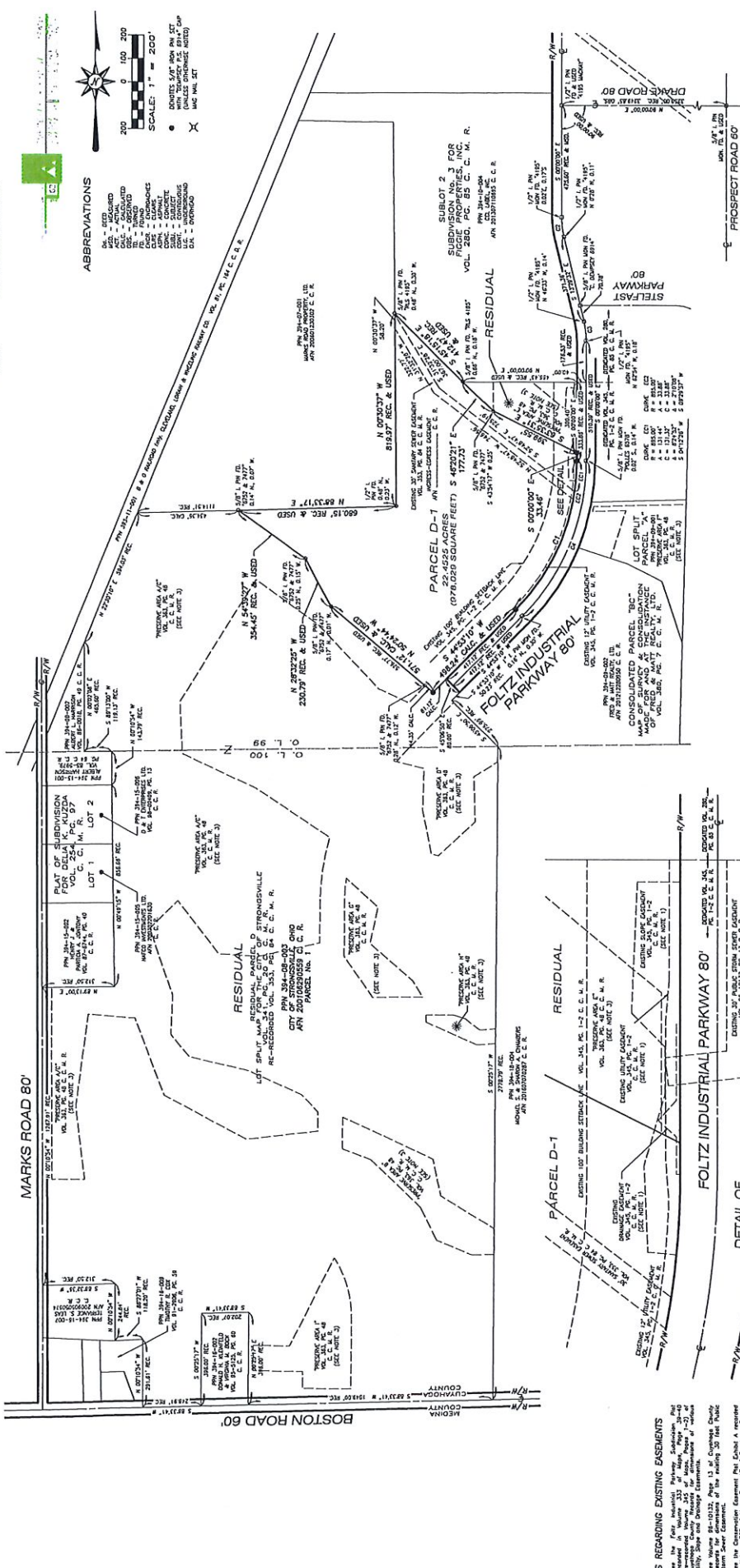
ABBREVIATIONS

DA - DEED
 CA - CADD
 CO - CONVEYANCE
 CR - CURVE
 C - CENTER
 E - END
 L - LINE
 M - MARK
 P - POINT
 R - RECORD
 S - SURVEY
 T - TIE
 U - UNDERGROUND
 W - WALL



NOTES REGARDING EXISTING EASEMENTS

- See the Plat, Industrial Parking, Subdivision, Plat (Encumbered Volume 343 of Maps, Pages 1-2) of FOLZ INDUSTRIAL PARKWAY 80' AS BEING RESIDUAL PARCEL D IN THE LOT SPLIT MAP FOR THE CITY OF STRONGSVILLE, AS SHOWN BY THE RECORDS PLAT IN VOLUME 541 OF MAPS, PAGE 25 OF CUYAHOGA COUNTY RECORDS.
- See Volume 98-10132, Page 13 of Cuyahoga County Records for the Original Plat of the Parcel D in the Lot Split Map for the City of Strongsville, Ohio, as shown by the Records Plat in Volume 541 of Maps, Page 25 of Cuyahoga County Records.
- See the Original Plat of the Parcel D in the Lot Split Map for the City of Strongsville, Ohio, as shown by the Records Plat in Volume 541 of Maps, Page 25 of Cuyahoga County Records.



FILE NO. 9482
 CUYAHOGA COUNTY SURVEYING CO.

EX A

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2019 – 130

By: Mayor Perciak and All Members of Council

A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR ELECTRICAL AND MECHANICAL UPGRADES OF FIRE STATION NO. 1, ON WEBSTER ROAD, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Mayor be and is hereby authorized to advertise for bids for mechanical and electrical upgrades at Fire Station No. 1, located at 11297 Webster Road, Strongsville, Ohio, all in accordance with specifications on file in the office of the Building Commissioner, which are in all respects hereby approved.

Section 2. That the funds for the purposes of this Resolution have been appropriated and shall be paid from the Fire Levy Fund and General Capital Improvement Fund.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of the Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to make the appropriate mechanical and electrical upgrades at Fire Station No. 1 because the existing heating and cooling systems at said fire station have failed or about to fail. Therefore, provided, this Resolution receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its

passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

President of Council

Approved: _____
Mayor

Date Passed: _____ Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
DeMio	_____	_____
Kosek	_____	_____
Patten	_____	_____
Roff	_____	_____
Schonhut	_____	_____
Short	_____	_____

Attest: _____
Clerk of Council

RES
ORD. No. 2019-130 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____