

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

JULY 6, 2023

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, July 6, 2023 at 5:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Michael Polo, and Kim Veris; Mayor Thomas Perciak; Council Representative, James Kaminski; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; Building Commissioner, Ted Hurst

The following was discussed:

**PIETRUSZKA:** Mrs. Daley stated the first item, is a lot split and consolidation. They own a subplot in Arbor Creek subdivision and also a parcel that fronts onto West 130<sup>th</sup> and they would like to take a piece of the parcel off of West 130<sup>th</sup> which I'm assuming to be a buffer for their backyard and sell off the front so that someone can build a house on it. From George it meets all of the zoning requirements and from Engineering it is in approvable form. Mr. Hurst stated the Building Department has no issue with the request. Mr. Kolick stated we learned at 3:00pm that Mr. Pietruszka could not make it here and he asked that we go forward with this request, which we can do. It needs to be made contingent on two things; 1) currently there are two accessory structures on the property and to avoid a zoning code issue one of the structures will need to be removed and 2) we have received a letter from the Association to join this area into the Arbor Creek Homeowner Association; however, we have not received the paperwork. This has to be made contingent upon receiving the paperwork to join this area into the Arbor Creek Homeowner Association and with those two contingencies we are able to act on this.

**WILLHAM ROOFING CO.:** Mrs. Daley stated this is for a small storage building and garage addition, on to the existing Willham property located on Albion Road. They would like to locate these two buildings and a driveway to access both of the buildings. The building will be in between their existing building and the railroad tracks so, it will not be visible to the residents in the area. George had no issues and it is in approvable form. Mr. Hurst stated the Building Department had no issues with either of the buildings. He stated I am speaking on behalf of Captain Tilbert from the Fire Department who sent a letter because he was unable to be here, he is requesting that they install a knox box on the front of the gate and they can contact the Fire Department to install the keys for the gate. Mr. Kolick stated we have the signed performance standards and if you act on and approve this, it needs to be made subject to the Fire Department report tonight involving the knox box.

**ORDINANCE NO. 2023-099:** Mr. Kolick stated this property is where First Merit Bank was located on the corner of Progress and Pearl. They would like to have it rezoned to Restaurant Recreational Services to use it for a Biggby Coffee Shop. Mayor Perciak stated this is a good location

Meeting called to order at 6:00 PM by the Chairman, Mr. McDonald.

Roll Call:	Members Present:	Mr. McDonald Mr. Veris Mr. Polo Mr. Kaminski Mayor Perciak
	Also Present:	Mr. Hurst, Bldg. Com. Mrs. Daley, Asst. Engineer Mr. Kolick, Asst. Law Dir.
		Mitzi Anderson, Record. Secy.

**MOTION TO EXCUSE**

Mr. Veris - Mr. Chairman.

Mr. McDonald – Mr. Veris

Mr. Veris - I move to excuse Mr. David and Mr. Toth for just cause.

Mr. Polo - Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**APPROVAL OF MINUTES**

Mr. McDonald – You have had a chance to review the minutes of June 8, 2023, If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

Mr. McDonald - First item on the agenda is Pietruszka and the applicant cannot be here tonight as we found out this afternoon but we will move forward with this request

Mr. McDonald – Thank you, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner both properties are zoned R1-100, single family residential and after the transfer both parcels will still conform to the minimum zoning requirements of the zoning district, approval is recommended. From Engineering the plat is in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – Thank you Mr. Chairman. I have no comment and no opposition.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. The applicant is aware, that if you were to grant this it should be made contingent on two items. One, there are two accessory structures on the parcel on West 130<sup>th</sup> and at least one of those structures will need to be removed. Two, they need to join this area into the Arbor Creek Homeowner Association and we need to receive the amendment of the covenants and deeds adding this in. Normally we would not act without that but we already have approval from the Homeowner Association, we will not file the plat until we receive the document and with those two contingencies you can go forward and act on this.

Mr. McDonald – Are there any questions?

Mr. Veris – Mr. Chairman.

Mr. McDonald – Mr. Veris.

Mr. Veris – I move to give favorable consideration for a parcel split of 0.627 acres from PPN 398-27-015 and consolidate with PPN 398-27-060 located at 12755 Arbor Creek zoned R1-100, Jon and Kristy Pietruszka, Co-Trustees, subject to the terms and conditions stated in the Law Department report this evening.

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Mr. Polo – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called:

Mr. McDonald	YES
Mr. Veris	YES
Mr. Polo	YES
Mr. Kaminski	ABSTAIN
Mayor Perciak	YES

APPROVED

Mr. McDonald – Second item on the agenda is Willham Roofing. Please step forward and state your name and address for the record.

Mr. Steve Willham – Willham Roofing, 20501 Albion Road, Strongsville, Ohio

Mr. McDonald – Please give us an outline of your project.

Mr. Willham – I would like to construct a garage structure to house my vehicles and a small storage building to put some of my materials inside because I am running out of room in my warehouse.

Mr. McDonald – Thank you, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner the accessory building locations comply with all of the minimum setback requirements of the G1 zoning district. The proposed site plan also complies with the maximum building coverage and the minimum off street parking requirement, approval is recommended. From Engineering the site plan is in approvable form. Thank you.

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Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. The Building Department does not have any objections to the project. As I spoke in Caucus the Fire Captain is requesting that a Knox box be placed on the gate when they start the construction so, from that point forward they will have access to the gate.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you, Mr. Chairman. We do have the signed performance standards and the approval should be made subject to the Fire Department report regarding the installation of the Knox box.

Mr. McDonald – Are there any questions?

Mr. Veris – Mr. Chairman.

Mr. McDonald – Mr. Veris.

Mr. Veris – I move to give favorable consideration for site plan approval to construct a 1,500 SF storage building and a 6,340 SF garage for Willham Roofing Company Inc., property located at 20501 Albion Road, PPN 392-18-004 zoned General Industrial. Willham Roofing Inc., Steven Willham, Agent, subject to the terms and conditions stated in the Fire Department report this evening.

Mr. Polo – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call: All Ayes APPROVED

Mayor Perciak – Thank you, Steven for keeping your business in town for so many decades and for everything you do, you have a good business here.

Mr. Willham – Thank you, next year will be 70 years and we have been here since 1954, when my grandfather started the business.

**REFERRALS FROM COUNCIL:**

**ORDINANCE NO. 2023-099.**

Mr. McDonald – Mr. Kolick.

Mr. Kolick – This is the former First Merit Bank on the corner of Progress and Pearl. They are asking it be rezoned so that they can put in a coffee house. The rezoning would be to Restaurant Recreational Services and they are looking for a recommendation to City Council.

Mr. McDonald – Are there any questions?

Mr. McDonald - 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 Real Estate Located at 11654 Pearl Road (PPN 392-26-002) in the City of Strongsville from GB (General Business) Classification to R-RS (Restaurant – Recreational Services) Classification, and Declaring an Emergency.

Mr. Veris – Mr. Chairman.

Mr. McDonald – Mr. Veris.

Mr. Veris – I move to give favorable consideration for Ordinance No. 2023-099.

Mr. Polo– Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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Mr. McDonald - Any other business to come before this Commission this evening?  
Seeing none, we are adjourned.

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Greg McDonald, Chairman

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Mitzi Anderson, Recording Secretary

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Approved