

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 26, 2023

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, October 26, 2023 at 5:50 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Michael Polo, Terry Toth and Kim Veris, Council Representative, James Kaminski; Administration: Assistant Law Director, Daniel Kolick; and Fire Department Representative, Captain, Matt Tilbert.

The following was discussed:

ORDINANCE NO. 2023-143: Mr. Kolick stated this ordinance would be a rezoning from Residential to Public Facility to facilitate our proposed fire station on Royalton Road, Route 82. The parcel is on the south side of the road behind the Huntington Bank, heading west which is the first parcel, PPN. 393-18-006. If you recall, we had the two Chamber parcels that we purchased and we recommended that for Public Facility which will appear on the November ballot. The other two parcels are to the west of the Chamber parcels and that would give us the full coverage and the idea is that we would make a recommendation to Council and it would go on the March ballot and the whole area for the new fire station would be taken care of. There is one thing that is a little different here tonight, we will vote on and give a recommendation on this ordinance itself; however, we currently own parcel numbers 393-18-020 and 393-18-022 and we have reached an agreement with parcel number 393-18-006 but Council has not yet passed an ordinance approving the purchase so, in the event that the purchase agreement would fall through and we don't have a signed purchase agreement yet, I will have you take a second vote tonight to vote to give a recommendation from Single Family to Public Facility without parcel number 393-18-006 because, if parcel number 393-18-006 was to fall through, Council does not have to re-refer this back to us again for just the other two parcels. That is the only way to get it on the March ballot and the only other way to do it was to break it up but, then you would have two issues on the ballot and that did not make sense. We put all three parcels into one ordinance even though we technically don't own parcel number 393-18-006, we have talked with the owner and have reached an agreement on dollars but I have yet to see the signed purchase agreement and from a timing standpoint we have to get it on Council's agenda for the first meeting in November. We will make a recommendation on this and then I will have you make a second motion for a favorable recommendation of the same exact thing with the exclusion of parcel number 393-18-006.

The meeting was called to order at 6:00 PM by the Chairman, Mr. McDonald.

Roll Call:	Members Present:	Mr. McDonald Mr. Polo Mr. Veris Mr. Toth Mr. Kaminski
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Also Present:	Mr. Kolick, Asst. Law Dir. Cpt. Tilbert, Fire Dept. Rep. Mitzi Anderson, Record. Secy.
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MOTION TO EXCUSE

Mr. Veris - Mr. Chairman.

Mr. McDonald – Mr. Veris.

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

Mr. Toth - Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:	All Ayes	APPROVED
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APPROVAL OF MINUTES

Mr. McDonald – You have had an opportunity to review the minutes of September 28, 2023. If there are no additions or corrections they will stand approved as submitted.

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2023-143

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 Properties Located in the City of Strongsville, on Roylton Road, Being All of PPNs 393-18-006, 393-18-020 and 393-18-022, from R1-75 (One Family 75) Classification to PF (Public Facilities) Classification, and Declaring an Emergency.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – Ordinance No. 2023-143. Council is looking for a recommendation to rezone property from R1-75 to Public Facility to effectuate the new fire station, these two parcels are on the west which you use to be know as the Chamber site that we currently own and the other parcel is on the east, if you go back there you will see that there is a little red building and a single family home that was built in 1910 and this would round out the parcels that we would need. This would need to go on the ballot just like the other two did; however, this will not go on the November ballot because it is too late to put it on but the idea is to get it on the March ballot. That would be recommendation on the ordinance itself, as I stated in caucus we would ask separately for a recommendation in the event that parcel number 393-18-006 does not go forward you would still want to rezone the other two parcels.

Mr. McDonald – Are there any questions?

Mr. McDonald – Ordinance No. 2023-143. 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 Properties Located in the City of Strongsville, on Royalton Road, Being All of PPNs 393-18-006, 393-18-020 and 393-18-022, from R1-75 (One Family 75) Classification to PF (Public Facilities) Classification, and Declaring an Emergency.

Mr. Veris – Mr. Chairman.

Mr. McDonald – Mr. Veris.

Mr. Veris – I move to give favorable recommendation for Ordinance No. 2023-143.

Mr. Toth – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald – Ordinance No. 2023-143. 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 Properties Located in the City of Strongsville, on Royalton Road, Being All of PPNs 393-18-020 and 393-18-022, from R1-75 (One Family 75) Classification to PF (Public Facilities) Classification, and Declaring an Emergency.

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Mr. Veris – Mr. Chairman.

Mr. McDonald – Mr. Veris.

Mr. Veris – I move to give favorable recommendation for Ordinance No. 2023-143, excluding PPN. 393-18-006.

Mr. Toth – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call:

All Ayes

APPROVED

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

Greg McDonald, Chairman

Mitzi Anderson, Recording Secretary

Approved