

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 7, 2024

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, March 7, 2024 at 5:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Brian David, Kim Veris and Terry Toth; Mayor Thomas Perciak; City Council Representative Kelly Kosek; Administration: Law Director, Neal Jamison; Building Commissioner, Ted Hurst; Assistant City Engineer, Lori Daley.

The following was discussed:

SOUTHWEST GENEREAL HOSPICE PAVILION: Mrs. Daley stated the request is for a 18' x 32' gazebo to be located on a concrete pad, which will be located on the south side of the Hospice building. George had no issues with the request from any zoning aspects. From Engineering it is in approvable form. Mr. Hurst stated it meets the zoning and it is in the Public Facilities District so, it requires Planning Commission approval. The Building Department has no issues with this request. Mr. Jamison stated everything is good and there are no objections from the Law Department and we can move forward.

MR. AND MRS. ZEMLA: Mrs. Daley stated the applicants own two (2) bowling alley lots that front on Lunn Road and there are houses on each parcel. They are going to split the rear portion of the lot that is on the west as frontage on Apple Lane and leave a smaller lot with the house on Lunn Road and consolidate the back piece to their other parcel so they will have one large parcel and a smaller one. Both lots will have a house on it and they meet all of the zoning code so, George had no issues with that. From Engineering it is in approvable form. Mr. Hurst stated I have no issue with the consolidation/split. Mr. Jamison stated we are in good shape and we can move forward.

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

Roll Call:

Members Present:

Mr. McDonald
Mr. David
Mr. Veris
Ms. Kosek
Mr. Toth
Mayor Perciak

Also Present:

Mr. Neal Jamison, Law Dir.
Mr. Ted Hurst, Bldg. Comm.
Mrs. Daley, Asst. Engineer
Mrs. Anderson, Recording Sec.

MOTION TO EXCUSE:

Mr. Veris – Mr. Chairman.

Mr. McDonald – Mr. Veris.

Mr. Veris - I move to excuse Mr. Polo for just cause.

Mr. David – 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 February 8, 2024. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

SOUTHWEST GENERAL HEALTH CTR, MICHAEL LIPOWSKI, AGENT

Site Plan approval to construct a 576 SF Hospice Outdoor Pavilion for Southwest General Health Center located at 18659 Drake Road, PPN 397-17-083, zoned PF – Public Facility *ARB Favorable Recommendation 2-13-24

Mr. McDonald – Item number one is for Southwest General Health Center. Please step forward and state your name and address for the record.

Michael Lipowski, 1300 E. 9th Street, Suite 910, Cleveland, Ohio 44114

Mr. Lipowski – We would like to build a gazebo at the Hospice.

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

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner and Engineering the plans are in approvable form.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – The Building Department has no issues with the gazebo as it is presented. We are waiting for the construction drawings to be submitted for the actual gazebo.

Mr. McDonald – Thank you, Mr. Jamison.

Mr. Jamison – No objection and we can move forward.

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 576 SF Hospice Outdoor Pavilion for Southwest General Health Center located at 18659 Drake Road, PPN 397-17-083, zoned PF – Public Facility, Southwest General Health Center, Michael Lipowski, Agent.

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Rolled Called

All Ayes

APPROVED

MICHAEL H. AND DEBORA A. ZEMLA, APPLICANT

Parcel Split and Consolidation of PPN.'s 393-21-013 and 393-21-012 located at 20278 and 20306 Lunn Road, zoned R1-75.

Mr. McDonald – Item number two is for Michael and Debora Zelma. Please step forward and state your names and addresses for the record.

MICHAEL ZEMLA, 20278 LUNN ROAD, STRONGSVILLE, OHIO

DEBORA ZEMLA, 20278 LUNN ROAD, STRONGSVILLE, OHIO

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

Mrs. Daley – From the City Planner, after the proposed split and consolidation, the dwellings and accessory buildings would conform to the required setbacks in the R1-75 Single Family Residential District. Both lots would meet the minimum area and frontage requirements and approval is recommended. From Engineering, the plat is in approvable form.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – The Building Department has no objections.

Mr. McDonald – Thank you, Mr. Jamison.

Mr. Jamison – Everything is in good order and we can move forward.

Mr. McDonald – A couple of questions. Are both homes occupied?

Mr. Zemla – Just one house is occupied.

Mr. McDonald – Do you have a plan for the other house?

Mr. Zemla – Originally, we were going to rent the house out but now we are going to sell it.

Mr. Veris – Mr. Chairman.

Mr. McDonald – Mr. Veris.

Mr. Veris – I move to give favorable consideration for a Parcel Split and Consolidation of PPN.'s 393-21-013 and 393-21-012 located at 20278 and 20306 Lunn Road, zoned R1-75, Michael H. and Debora A. Zelma, Applicant.

Mr. David – Second.

Mr. McDonald – Secretary please call the roll.

Rolled Called

All Ayes

APPROVED

Mr. McDonald – If there is no other business to come before this Commission, we are adjourned.

Gregory McDonald /s/

Gregory McDonald, Chairman

Mitzi Anderson /s/

Mitzi Anderson, Recording Secretary

3/21/24

Approved