STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

June 25, 2026

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, June 25, 2026 at 5:50 p.m.***

Present: Planning Commission Members: Chairman; Michael Polo, Terry Toth and Michael Kalinich Jr.; City Council Representative, Anthony Zacharyasz Jr.; Mayor Perciak. Administration: Assistant Law Director, Daniel Kolick; Building Commissioner; Ted Hurst; Assistant City Engineer, Lori Daley; Fire Department, Assistant Chief Andrew Green

The following was discussed at the Caucus:

HAMPTON INN/HOME 2 SUITES: Mrs. Daley stated this is for a new hotel to be located on the mall property in the parking lot on the east side across from the detention basin by the Brew Garden. They do need to Amend the Final Development Plan with the mall, Conditional Use to permit the hotel on the SC – Shopping Center and the Parking Lot Modification, required to have 132 parking spaces; they did break out this parcel from the mall piece. So, just on that free-standing parcel they are putting in 76 of the parking spaces, so the other 56 will be shared with the mall, but they have existing cross easements and access easements with the mall is how all of those parcels work, they all share the parking and the Site Plan. The City Planner has no zoning issues on any of the items. From the Engineering Department, it is in approvable form. Mr. Hurst stated from the Building Department, the plans are in approvable form at this point – no objections. Assistant Chief Green from the Fire Department, no report on items A, B or C. Item D the Site Plan approval – I had contact with the agent Adam Comer – the occupancy classification is going to be mixed use it will have a fire suppression system, sprinkler system, fire alarm system and a knox box for after hours access. Talked to them about hydrant access – they will be adding a fire hydrants according to the Fire Departments recommendations. Flow testing has been completed and it will be determined by the designer to determine the hydraulic calculations for exactly what is needed in the building. So, they have taken care of everything from that aspect. That concludes my report. Mr. Kolick stated from the Law Department, Item A if approved needs to go to City Council. If that is approved it is contingent on Council. Item B is the only one that is a Public Hearing. Items B, C and D need to be made subject to Council's approval of the Amendment to the Final Development Plan. Item C we are not concerned with because they already have the cross easement for parking with the whole shopping mall – so that will take care of the parking places. Item D needs to be made not only subject to Council's approval of the Final Development Plan, but also subject to the Fire Department Report this evening.

AT & T: Mrs. Daley stated this is for a new Fiber Cabinet install on Westwood Drive in a common area for Siedel Farms**.** It is an existing private easement, they already have one cabinet there. They are building this within that existing AT & T easement. The City Planner had no zoning issues. From the Engineering Department, it is an approvable form – no issues with sight lines or drainage. Mr. Hurst from the Building Department, we have no report. Assistant Fire Chief Green from the Fire Department, we have no report. Mr. Kolick stated from the Law Department, we received a copy of the private easement, if there is no sight line or drainage problems we can go forward with this.

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

Roll Call:

Members Present:

Mr. Polo
Mr. Toth
Mr. Kalinich Jr.
Mr. Zacharyasz Jr.
Mayor Perciak

Also Present:

Mr. Kolick, Asst. Law Director
Mr. Hurst, Building Commissioner

Mrs. Daley, Assistant City Engineer
Assistant Fire Chief Green, Fire
Department

Ms. Onofre, Recording Secretary

MOTION TO EXCUSE:

Mr. Toth – I move to excuse Mr. McDonald and Mr. Veris for just cause.

Mr. Kalinich – Second.

Mr. Polo – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. Polo – You have had a chance to review the minutes of May 28, 2026.
If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

1) HAMPTON INN/HOME 2 SUITES HOTEL/J Roc Development, Adam Comer, Agent

a) Amendment of Final Development Plan for SouthPark Mall pursuant to Codified Ordinance Section 1258.21 to allow Hampton Inn/Home 2 Suites Hotel to build a new 75,000 SF Hotel; and

b) Conditional Use Permit pursuant to Codified Ordinance Section 1258.04 (b)(1) to allow the Hampton Inn/Home 2 Suites Hotel to build a new 75,000 SF Hotel;

c) Modification of 56 parking spaces shared with SouthPark Mall in accordance with Section 1270.05(c)(2), to permit 76 parking spaces, where the code requires 132 parking spaces for Hampton Inn/Home 2 Suites Hotel; and

d) Site Plan approval to construct a 75,000 SF Hotel for Hampton Inn/Home 2 Suites, property located at 17495 Royalton Road, PPN 396-24-019, zoned SC – Shopping Center

Architectural Review Board – Favorable Recommendation 5-12-26

Mr. Polo – If the applicant can step to the podium for the Public Hearing and give us your name and address for the record.

Nick Catanzarite, J Roc Development, 469 Literary Road, Cleveland, OH 44113

Mr. Polo – Please give us a description of your project.

Mr. Catanzarite – J Roc is a co-developer of this project along with Spark GHC. We are here tonight to ask for a favorable recommendation for the project, which we think will be a huge win and boost for the City. We all know how desperately we need a new hotel in the City, so we ask for your approval of the Conditional Use Permit which I think is the only item we are here for tonight.

Mr. Polo – Is there anyone else wishing to speak in favor of the project? Is there anyone wishing to speak against this project? Seeing and hearing none we will consider the public hearing closed. We will now go to our Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, it is recommended that the Commission grant approval of all items A-D. From Engineering no report on items, A, B, or C and Item D is an approval form.

Mr. Polo – Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department, we offer recommendation for approval, other than that no report.

Mr. Polo – Thank you, Assistant Chief Green.

Assistant Chief Green – Thank you, Mr. Chairman. From the Fire Department, no report on A, B, or C. On Item D the Site Plan Approval, the occupancy classification will be a mixed use, the building will have a fire sprinkler system and a fire alarm system that will be a knox box for after hours FD access. As far as hydrants on the property I spoke with the agent, Adam Comer, and he has agreed to put hydrants where the Fire Department wants them. Flow testing was completed on the Fire Line and the designer will make sure that the hydraulic calculations meet the requirements necessary. No other report from the Fire Department.

Mr. Polo – Thank you, Mr. Kolick.

Mr. Kolick – Thank you, Mr. Chairman. From the Law Department, you will need to vote on these separately. If the first one is approved it will need to go to City Council. B, C, and D need to be made subject to City Council approving the Amendment to the Final Development Plan. Item D also needs to be made subject to the Fire Department Report if approved tonight.

Mr. Polo – Thank you. Are there any questions from the Members?

Mr. Toth – I make a motion to give favorable consideration for item 1 a) Amendment of Final Development Plan for SouthPark Mall pursuant to Codified Ordinance Section 1258.21 to allow Hampton Inn/Home 2 Suites Hotel to build a new 75,000 SF Hotel, subject to City Council approval to the Amendment to the Final Development Plan.

Mr. Kalinich – Second.

Mr. Polo – Secretary, please call the roll.

Roll Call:	All Ayes	APPROVED

Mr. Toth – I make a motion to give favorable consideration for item 1 b) Conditional Use Permit pursuant to Codified Ordinance Section 1258.04 (b)(1) to allow the Hampton Inn/Home 2 Suites Hotel to build a new 75,000 SF Hotel, subject to City Council approval to the Amendment to the Final Development Plan.

Mr. Kalinich – Second.

Mr. Polo – Secretary, please call the roll.

Mr. Kolick – Mr. Chairman, just note it is City Council's approval of the Amendment to the Final Development Plan. Because they do not need to technically to approve the Conditional Use Permit, so all these will be made subject to City Council's approval to the Amendment to the Final Development Plan.

Mr. Polo – Noted.

Roll Call:	All Ayes	APPROVED

Mr. Toth – I make a motion to give favorable consideration for item 1 c) Modification of 56 parking spaces shared with SouthPark Mall in accordance with Section 1270.05(c)(2), to permit 76 parking spaces, where the code requires 132 parking spaces for Hampton Inn/Home 2 Suites Hotel, subject to City Council approval to the Amendment to the Final Development Plan.

Mr. Kalinich – Second.

Mr. Polo – Secretary, please call the roll.

Roll Call:	All Ayes	APPROVED

Mr. Toth – I make a motion to give favorable consideration for item 1 d) Site Plan approval to construct a 75,000 SF Hotel for Hampton Inn/Home 2 Suites, property located at 17495 Royalton Road, PPN 396-24-019, zoned SC – Shopping Center, subject to City Council approval to the Amendment to the Final Development Plan and the Fire Department Report.

Mr. Kalinich – Second.

Mr. Polo – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. Polo – Thank you Mr. Catanzarite you are all set.

NEW APPLICATION:

2) AT & T, Denise Plant, Agent

Site plan approval to install a new fiber cabinet and cement pad for AT & T within an easement, property located at 00000 Westwood Drive (Across from 22006 Westwood Drive), PPN 392-13-094, zoned R1-75

Mr. Polo – If the applicant can step to the podium and give us your name and address for the record.

Denise Plant, AT & T, 13630 Lorain Avenue, Cleveland, OH 44111

Mr. Polo – If you would like to tell us a little bit about the project.

Ms. Plant – We are just going to be installing a new fiber cabinet to upgrade our existing utilities. Just like we have before. It will go in an existing easement for AT & T right behind the right of way.

Mr. Polo – We will go to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, approval is recommended. From the Engineering Department, the plans are in approval form. The proposed cabinet is located within a private easement and there are no sight line or drainage issues.

Mr. Polo – Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department, no report.

Mr. Polo – Thank you, Assistant Chief Green.

Assistant Chief Green – Thank you, Mr. Chairman. From the Fire Department, no report.

Mr. Polo – Thank you, Mr. Kolick.

Mr. Kolick – Thank you, Mr. Chairman. From the Law Department, you are in a position to act on this.

Mr. Polo – Thank you. Are there any questions from the Members?

Mr. Toth – Mr. Chairman, I move to give favorable consideration for Site plan approval to install a new fiber cabinet and cement pad for AT & T within an easement, property located at 00000 Westwood Drive (Across from 22006 Westwood Drive), PPN 392-13-094, zoned R1-75.

Mr. Kalinich – Second.

Mr. Polo– Secretary please call the roll.

Roll Called	All Ayes	APPROVED

Mr. Polo – Ms. Plant you are all set.

Ms. Plant – Thank you.

Mr. Polo – Is there any other business to come before this Commission this evening? Seeing none, we are adjourned.

Mick Polo /s/
Mick Polo III, Chairman

Kristi Onofre /s/
Kristi Onofre, Recording Secretary

7/16/26
Approved