

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

July 16, 2026

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, July 16, 2026 at 5:50 p.m.***

Present: Planning Commission Members: Chairman; Gregory McDonald, Vice Chairman; Michael Polo, Kim Veris, Terry Toth and Michael Kalinich Jr.; City Council Representative, Anthony Zacharyasz Jr. Administration: Assistant Law Director, Daniel Kolick; Building Commissioner; Ted Hurst; Assistant City Engineer, Lori Daley;

The following was discussed at the Caucus:

7 BREW STRONGSVILLE: Mrs. Daley stated this request is for a new building going in on 82 across from Howe Road, where the NTB Building was, I think before that it might have been Mueller Tire. It has been vacant now for a while. 7 Brew would like to come in there, it is just basically a drive thru coffee stand, not even a restaurant, it is drive thru only. Someone stands there takes your order with an iPad and you pull around and get your coffee. They do have two drive thru lanes going around the entire building and then a third lane that is a pass thru if needed. This site existing right now does have a drive coming off of the access drive that goes back towards Costco that is close to 82. We did have them or they will be curbing that off, so that way it will limit all of the access to their property up internally closer to the Chick-fil-A site. This way we won't have people just coming right off 82 wanting to turn in there and getting backed up onto 82. The City Planner was fine with everything, they meet the parking that is really only just for the employees, since you cannot go into the building. This site did receive variances back when it was created, it was created with the lot split back in 1992, so it got the necessary variances then. From the Engineering Department it is an approval form. Mr. Hurst stated from the Building Department, we have no report. Mr. Kolick stated from the Law Department, we asked them to put a sign up that states don't block the driveway, so, with that I think we are ok and ready to go.

AT & T: Mrs. Daley stated this is replacing some equipment and adding a cabinet to the existing tower in the compound at the top of the hill at Boston and Pearl. The City Planner said no zoning issues. From the Engineering Department, it is an approvable form. Mr. Hurst stated from the Building Department, it is just the addition of the cabinet on the existing facility in the compound. The compound isn't changing but they are adding a cabinet. Mr. Kolick stated from the Law Department, we are in a position to act on it.

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. Kalinich Jr.
Mr. Zacharyasz Jr.
Mayor Perciak

Also Present:

Mr. Kolick , Asst. Law Director
Mr. Hurst, Building Commissioner
Mrs. Daley, Assistant City Engineer
Ms. Onofre, Recording Secretary

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of June 25, 2026.
If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

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

7 BREW STRONGSVILLE, GBC Design, Inc./Allan Wiley, Agent

Site Plan approval to construct 510 SF drive-thru coffee stand and 260 SF cooler/storage building, property located at 16620 Royalton Road, PPN 396-14-013, zoned MS – Motorist Service

**Architectural Review Board – Favorable Recommendation 6-9-26*

Drew Ponten, 5529 Lexington Drive, Hilliard, OH

Allan Wiley, 565 White Pond Drive, Akron, OH

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

Mr. Ponten – I am the Director of Real Estate for Motley 7 Brew here in Ohio. Allan Wiley is our Civil Engineer. I think I will just give a little background in addition to what Lori Daley presented up front. As mentioned we are a drive thru only coffee and beverage concept. I like to say we have something for everybody, coffee, tea, milk shakes, energy drinks, smoothies, you name it, we probably have it. There are over 20,000 different combinations of beverages that you can have and Allan has probably had 19,999 of them at this point. Not sure if one of you or any of you have visited one of our stands before, but our main slogan is Cultivate Kindness and I think if you took your car thru the drive thru at one of the stands you would understand that. Just that the human interaction, the employees are some of the greatest group of folks you could run into, it's like a neighborhood fun community feel I like to say. Gets you pumped up in the morning or even if you are going home at night. We will kind of end with that, happy to hand it off to Allan.

Mr. McDonald – Tell us a little bit about the traffic. So, I have seen your facilities I know it is very popular, I know it brings in a lot of vehicle traffic. Chick-fil-A your next-door neighbor brings in a lot of vehicle traffic too.

Mr. Ponten – Yes, we operate out of a 510 SF pre-fabricated state approved building and then typically we run a 2 lane drive thru around it and then a third pass thru lane. We are different from just standard que's in the sense that we have employees actually out in the lanes taking orders on the tablets. Helping the cars move along the stack and then the folks in the actual stand making the drinks and bringing them out. It is a pretty efficient process on average from the time you get there until the time you leave it is about 3 minutes and 30 seconds.

Mr. McDonald – How many cars can you fit on the parcel?

Mr. Ponten – This one, I believe is a 27-car stack, Allan?

Mr. Wiley – I believe so.

Mr. Ponten - And if we were to utilize the third lane we could get close to 50 cars.

Mr. Wiley – That would be all the way around here and then we actually also have a

storage room in here as well and storage room here, so we can stack a lot of cars on that site. (Pointing to drawing)

Mr. McDonald – Ok. Very good, we will come back to that in a minute. Let's go to our administrative reports – Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, the site plans provides for eight parking spaces for employees which exceeds the code requirement. The proposed building and parking lot meet all of the required setbacks for the MS zoning district and approval is recommended. From the Engineering Department, the plans are in approvable form.

Mr. McDonald – Thank you. Mr. Hurst.

Mr. Hurst – From the Building Department, we recommend approval.

Mr. McDonald – Thank you. Mr. Kolick.

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

Mr. McDonald – Alright, are there any questions from the Board Members? So, I will just say one thing from a traffic stand point, when I first saw this I was a little bit concerned about the traffic, because Chick-fil-A during the lunch and dinner hours, we have all seen it right. It's like they are printing money in that place and traffic raps up in front of this property, I haven't seen back up into the access road or to 82 but we sure don't want that to happen. Digging a little bit deeper into your operation I understand there are a couple things here that makes this unique. That parcel, although I consider it to be a stamp size, very small parcel, it is actually a large parcel for your builds and what you typically do. Hence, you have the third lane and the ability to stack 50 cars in there. So, I think that is a good thing. I also think its good that you put out additional personnel when times get busy. The biggest concern we have is the exit and the people that aren't paying attention trying to get to Chick-fil-A blocking the exit of your place coming out. So, having somebody there when it's busy to make sure that doesn't happen, I think is going to be imperative to keeping this going and working well. I know it only works well if you guys can make money and get cars through there, so there is going to have to be a need to move things along. I would expect the first couple weeks might be a little bit rough on everybody, but it sounds like once the system is worked out it should be should be just fine.

Mr. Ponten – Just to add to that, I will say we just opened our 50th location in total and 37th here in Ohio. So, the operations team, just to give you a background on them, we

come from a long line of Taco Bell franchisees. We have 330 of those nationwide, but at the 7 Brew openings typically during the first few opening weeks, we overstaff production folks. We actually have a term at 7 Brew they are traffic controllers, so, at that little intersection there at the back, we will put somebody back there and make sure cars are coming in and doing the right thing, we do something called bubble busting, to keep the cars really close together, not hitting each other but the employees will be out there and doing all that. We overstaff on our high-volume days and understand that portion of it, so we are absolutely committed to that.

Mr. McDonald – Are there any other questions?

Mr. Kolick – Just your heavier hours are early in the morning and in the afternoon, correct?

Mr. – Ponten – Sorry, say that again?

Mr. Kolick – Your heavier hours for usage, are in the morning and early afternoon?

Mr. Ponten, Yes, so, in the morning it typically peaks up at 7:00, 8:00 and you will see it come down around noon and it kinda bottoms out into the afternoon. I actually have a chart if you would like to see it.

Mr. Kolick – I would like to see it.

Mr. McDonald – Yes, we saw it. So that was sent into Engineering.

Mr. Ponten – Correct.

Mr. McDonald – What you guys didn't see is that chart shows half of their business is behind them by 11:00am. I think this is a complimentary business to what Chick-fil-A does. I never see Chick-fil-A busy in the morning, so hopefully they will coexist. I know you coexist with a few other Chick-fil-A's today as well. We just need to keep in mind, the biggest concern we have is that traffic, we cannot let this traffic back up on that access road and getting onto 82. That will be a failure for all of us.

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – Mr. Chairman, I move to give favorable consideration for Site Plan approval to construct 510 SF drive-thru coffee stand and 260 SF cooler/storage building, property located at 16620 Royalton Road, PPN 396-14-013, zoned MS – Motorist Service

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – You guys are all set, when do you expect to open?

Mr. Ponten – As soon as we get all our permits in hand, it is typically an 8-10-week construction schedule.

Mayor Perciak – There are your people right there.

Mr. Ponten – We like them over there, so hopefully, all is good, but definitely want to be open before the winter comes. As soon as possible. Get that NTB building down.

Mr. McDonald – Best of luck to you.

Mr. Ponten – Appreciate it. Thank you everybody.

Mr. McDonald – Alright next item we have on the agenda is AT & T, if the applicant can step to the podium and give us your name and address for the record.

AT & T, Heights Tower Service, Inc./Rick Motter, Agent

Site Plan approval for the replacement of antennas and ancillary equipment on existing cell tower and addition of cabinet on existing pad, property located at 18900 Boston Road, PPN 397-26-001, zoned GB – General Business

Rick Motter, 16440 Village Park Way, Frederick Town, OH 43019

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

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, there are no zoning issues associated with this request and approval is recommended. From the Engineering Department, the plans are in approvable form.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department, the size of the equipment corral is not changing, they are adding in a cabinet on the existing pad. That concludes my report.

Mr. McDonald – Thank you, Mr. Kolick

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

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

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – Mr. Chairman, I move to give favorable consideration for Site Plan approval for the replacement of antennas and ancillary equipment on existing cell tower and addition of cabinet on existing pad, property located at 18900 Boston Road, PPN 397-26-001, zoned GB – General Business

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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

Gregory McDonald /s/
Gregory McDonald, Chairman

Kristi Onofre /s/
Kristi Onofre, Recording Secretary

9/10/26
Approved