

SUMMARY OF CAUCUS DISCUSSION AND MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON, MONDAY, MARCH 20, 2023.

The Council of the City of Strongsville met in the Caucus Room at the Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road, on **Monday, March 20, 2023 at 7:30 p.m.**

Present: Council Members: James E. Carbone, Joseph C. DeMio, James A. Kaminski and Thomas M. Clark. Also Present: Clerk of Council Aimee Pientka. **Administration:** Mayor Thomas P. Perciak, Economic Development Director Brent Painter, Finance Director Eric Dean, Law Director Neal Jamison, Public Safety Director Charles Goss and Fire Chief Jack Draves.

Absent: Councilwoman Kelly A. Kosek and Councilman Gordon C. Short.

Council President, James Carbone, called the caucus to order at 7:35 p.m.

The following Council Committees met to review legislation on the agenda:

Planning, Zoning & Engineering Committee: Chairman Kaminski advised Ordinance No. 2023-008 is an ordinance amending sections 1258.05 and 1258.08 of Title Six, of Part-Twelve of the Planning and Zoning Code of the City of Strongsville Codified Ordinances concerning motorist service districts. Ordinance No. 2023-009 is 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 to change the zoning classification of certain real estate located on Pearl Rd. from (GB) General Business to (MS) Motorist Service classification. Both received a favorable recommendation by the planning commission and will have a public hearing. After, they will be placed on third reading and referred back to the committee. Resolution No. 2023-034 is a resolution authorizing the Mayor to advertise for bids for the resurfacing of Whitney Road which will be the section of Whitney Road from Webster Road to West 130th. Suspension and adoption was recommended for this legislation. Suspension and adoption was also recommended for Resolution No. 2023-035; a resolution authorizing the Mayor to advertise for bids for the 2023 pavement reconstruction program in the City of Strongsville.

Public Safety & Health Committee: Chairman Kaminski advised Resolution No. 2023-036 is a resolution accepting a monetary donation of \$5,000.00 from TTX Teletronics to be used for training for the Strongsville Police Department. Suspension and adoption was recommended for this legislation.

Finance Committee: Mr. Carbone advised Ordinance No. 2023-029 is a TIF (tax increment financing) ordinance for Camden Woods LLC. In conjunction with this legislation is Ordinance No. 2023-030; an ordinance approving and authorizing the Mayor to enter into a project development agreement with Camden Woods, LLC. Both will be placed on second reading and referred back to the committee. Ordinance No. 2023-037 is an ordinance making appropriations for the annual expenses and other expenditures of the City of Strongsville, for the year 2023 and repealing Ordinance No. 2023-007. Suspension and adoption was recommended for this legislation.

Public Service & Conservation Committee: Mr. DeMio advised Ordinance No. 2023-038 is an ordinance authorizing the Mayor to apply for financial assistance through the Ohio Bureau of Workers' compensation under the safety intervention grant program. Suspension and adoption was recommended for this legislation. Suspension and adoption was recommended for Ordinance No. 2023-039; an ordinance authorizing the sale by internet auction, of certain obsolete property no longer needed for any municipal purpose by the city's service department. Suspension and adoption was also recommended for Ordinance No. 2023-040; an ordinance authorizing the sale of scrap materials and/or equipment from the department of public service which are no longer needed for any municipal purpose by means of D & L Recycling, LLC.

Ordinance No. 2023-041 is an ordinance authorizing the disposal of various items of equipment utilized by the department of public service, and no longer needed for any municipal purpose. Suspension and adoption was recommended for this legislation. Suspension and adoption was also recommended for Ordinance No. 2023-042; an ordinance authorizing the Mayor to enter into a contract with Westview Concrete Corporation, in the total amount not to exceed \$1,117,375.00, for the purchase and delivery of ready mix concrete for use by the service department of the City of Strongsville. Ordinance No. 2023-043 is an ordinance authorizing the Mayor to enter into a contract with SCA of Ohio, LLC, in the total amount not to exceed \$177,368.00, for the sweeping of streets of streets in the City of Strongsville. Suspension and adoption was recommended for this legislation. Suspension and adoption was also recommended for Resolution No. 2023-044; a resolution authorizing the Mayor to advertise for bids for the purchase of general pavement services for 2023 to be used by the department of public service of the City of Strongsville.

Recreation & Community Services: Ms. Roff advised Ordinance No. 2023-045 is an ordinance authorizing the Mayor to enter into a non-exclusive rental/occupancy agreement with the Greater Cleveland Seniors Softball on a limited basis for 2023, for the use of various baseball fields in the City of Strongsville. Suspension and adoption was recommended for this legislation. Suspension and adoption was also recommended for Resolution No. 2023-046; a resolution accepting a monetary donation in the amount of \$200.00 in memory of Strongsville resident Harlene Shah, to be used for the city's Walter F. Ehrnfelt Senior Center.

Committee of the Whole: Mr. Carbone advised Ordinance No. 2023-047 is an ordinance approving and adopting replacement pages to the Codified Ordinances of the city for the last half of 2022 and through February, 2023. Suspension and adoption was recommended for this legislation. Resolution No. 2023-048 is a resolution approving the application of Handle Hills Farm, LLC to place land in an agricultural district. This will be placed on first reading and set for a public hearing on April 3, 2023.

Mr. Kaminski made a motion to adjourn into executive session for the purpose of discussing the sale and or purchase of property. It was seconded by Mr. DeMio to adjourn from open session into executive session [Article XI, Section 9, City Charter]. All members present voted aye and the motion carried. Council adjourned into executive session at 7:41 p.m. Present from the administration was Mayor Thomas Perciak, Law Director Neal Jamison, Finance Director Eric Dean, Public Safety Director Charles Goss and Fire Chief Jack Draves. The executive session concluded at 8:03 p.m. and reconvened into open session.

MINUTES OF THE STRONGSVILLE CITY COUNCIL REGULAR MEETING HELD ON MONDAY, MARCH 20, 2023 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBERS.

CALL TO ORDER:

Council President James E. Carbone called the meeting to order at 8:00 p.m. All joined in the Pledge of Allegiance to the Flag.

CERTIFICATION OF POSTING:

The Clerk of Council certified that the meeting had been posted in accordance with Ordinance No. 2004-273.

ROLL CALL:

Present: Council Members: James E. Carbone, Joseph C. DeMio, James A. Kaminski and Thomas M. Clark. Also Present: Clerk of Council Aimee Pientka. **Administration:** Mayor Thomas P. Perciak, Economic Development Director Brent Painter, Law Director Neal Jamison, Finance Director Eric Dean, Public Safety Director Charles Goss and Fire Chief Jack Draves.

Absent: Councilwoman Kelly A. Kosek and Councilman Gordon C. Short

Motion made by Councilman Kaminski, second by Mr. DeMio, to excuse Councilwoman Kelly A. Kosek for just cause. All members present voted aye and the motion carried.

Motion made by Councilman Kaminski, second by Mr. DeMio, to excuse Councilman Gordon C. Short for just cause. All members present voted aye and the motion carried.

MOTION TO AMEND THE AGENDA:

Motion made by Mr. Kaminski, second by Mr. DeMio, to amend the agenda to add under "Communications, Petitions and Claims," the application for a liquor permit for The Hooley Pub & Kitchen. All members present voted aye and the motion carried.

Mr. Carbone asked the Clerk of Council Ms. Pientka for the purpose of adding the liquor permit to the agenda. Ms. Pientka mentioned that the Economic Development Director Brent Painter spoke with the owner of The Hooley Pub & Kitchen, and per their conversation, the owner mentioned that the liquor license for his establishment was at the Division of Liquor Control for two months before Council received the application. In turn, the owner asked if Council can place the liquor permit on this agenda for him as his open house is set for next week. Ms. Pientka spoke to the police department and the building department and both were very helpful in getting Council their reports in quickly and timely. The owner of The Hooley Pub & Kitchen was very pleased as he is aware of how valuable the Mayor and Council feels for their business owners and that the City of Strongsville can do this for him.

COMMENTS ON MINUTES:

The Minutes of the Regular Council Meeting held on March 6, 2023 were approved as submitted.

APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITIONS:

(None)

PUBLIC HEARING:

Ordinance No. 2023-008 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTIONS 1258.05 AND 1258.08 OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, CONCERNING MOTORIST SERVICE DISTRICTS AND AREA REGULATIONS, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 01-17-23. Favorable recommendation by the Planning Commission 01-26-23. Second reading 02-06-23. Public Hearing 03-20-23.*

*Mr. Carbone invited anyone wishing to speak **IN FAVOR** of the Ordinance to approach the podium and address Council.*

(No comments)

PUBLIC HEARING (cont'd):

*Mr. Carbone invited anyone wishing to speak **IN OPPOSITION** of the Ordinance to approach the podium and address Council.*

Patricia Lonergan, 16927 Deer Path Drive, Strongsville, Ohio 44136: Good evening, my name is Patricia Lonergan I live at 16927 Deer Path Drive in Hunting Meadows. I am here to speak about Ordinance Nos. 2023-008 and 2023-009. I was frankly really shocked to learn there is an emergency zoning measure to put a car wash behind my home. While Council members have clearly discussed a great deal about the measure, I am here to provide a resident's perspective. The questions my neighbors and I have is, overall, does the City of Strongsville really need another car wash, with presumably out-of-state ownership, competing with locally owned car washes and businesses? As Council members, ask yourself, "Is this in the best interest of your constituents or does this primarily benefit the out-of-state business?" The zoning change form that was in our packet that we were sent, thank you, by the Clerk of Council says that, "The development of the parcel will grow the tax base and provide jobs and services to its residents." Further, such a change will not be materially detrimental to the public welfare nor to the property of others located in the vicinity because a car wash is consistent with uses in the area." That begs the question, what is the emergency? Why, between January and March, did we not have all this information from Council? How many high paying jobs does a car wash offer as it's mentioned in the zoning change? How is this justified when a locally owned car wash is literally in walking distance from Drake Rd. and Pearl Road? How many car wash businesses does one town need on Pearl Road, not to mention, on other roads and towns? More importantly, while one side of the property faces Pearl Road, the other side of the property faces citizens' homes both on Deer Path Drive and Drake Road; Pearl Road is only one side of the story. The needs of the residents who live near and next to the property must really be considered in this as well as further business dealings regarding the entirety of the property. So far, we really haven't heard much on that. Council has failed to do so openly with their residents until the 11th hour. Basically, I'm kind of wondering why the lack of openness? There are some questions that need answers. For example, what acceptable barriers, at their expense, will the owners of the overall property provide to homeowners on Drake Road and Deer Path Drive for those who want a barrier? When will citizens be given an opportunity to ask about this? What acceptable traffic accommodations will be made for an ever busy intersection at Drake Road and Pearl Road? I know you know what I am talking about when I mention this. How will noise, lighting, and business hours of operation be restricted to accommodate residents so they can enjoy their own property? If the property definitely is going to be a car wash, or a section of it, a 24-hour car wash is not acceptable nor is the standard loud car wash. Again, you know, we are overall a bedroom community and Hunting Meadows has been an awesome development for so many years; including with our neighbor Heinen's as a good neighbor until things are changing. With an out-of-state owner, who will carefully monitor the car wash to make sure chemicals and dirty polluted water do not leak into the ground water? As the land is developed overall, how will the wildlife be treated and relocated if necessary? The Heinen's family allowed their property to flourish with plants, trees, owls, bats, cardinals, fox, deer and many other kinds of wildlife and foliage...really, you should see it. Related, what steps will be taken to offset the removal of the trees as they relate to the environment and flooding for myself and neighbors; an issue I am sure that comes to the attention of Council members as properties are developed and land changes. In summary, please do not call this property situation for another car wash an emergency to push through something that it is not. Do keep residents in a timely loop of the very important actions taking place with a property going forward; we do care. We are impacted by the business decisions you make for us, thank you.

Mr. Carbone – Thank you for coming up this evening. Also, we will not be voting on this ordinance this evening. We are going to take into account what everybody says this evening, and then, we also are going to have the two Council people, that are not here tonight, have an opportunity to do their homework as well before we vote at the next meeting. Thank you very much for coming out.

PUBLIC HEARING (cont'd):

Mr. Jamison – Mr. Chairman, if I could add, just to answer one of the things that the lady brought up. If you look at all the legislation tonight, it's all declaring an emergency. That's commonly misunderstood in terms of what the purpose of that is. It's not meant to make the city have a statement that needs to be done right away, it's more of a procedural issue in terms of when the ordinance takes effect. If you look at the entire agenda, and there's like twenty ordinances on tonight, they all declare an emergency. It's more of a procedural issue under our Charter in terms of how that is worded. I know that's always something that is misconstrued, so I just wanted to state that it's not because we think it's anymore important or anything of that nature, it's just basically in terms of when the ordinance would go into effect. The second thing is, a lot of the questions you raised would probably be addressed by the applicant or developer at the Planning Commission level. If they chose...if the zoning went through, and they chose to introduce this project as a car wash, a lot of those questions would get answered at that time; in terms of what it would look like, what kind of barriers if any, what kind of layout and everything like that. This is just the first step in the whole process. In terms of...can the property as it's presently zoned, be used for a car wash? It's not, so the attempt by the owner is to amend that to potentially allow them to do this for this piece of property. It's not the final say in terms of what's going to go there or happen there, it's just the first step in a long process. As the Council president just explained, this is the opportunity for you and others to voice your opinion...good or bad about this project. They are going to take that into consideration and vote at a future meeting. We take into mind that we are not rushing this; this has been out there and notice has been properly sent by the Clerk of Council and part of it is up to the applicant to come here and explain as well. If they choose not to come, that's their decision. Our job as a city is to basically respond to whoever comes in and gives them the opportunity and their due process to put this forward to Council for a vote. As we go through this, we always remain open. I just wanted to explain that the emergency...it sounds worse than it is for a lack of a better term, thank you Mr. Chairman.

Mr. Carbone – Thank you.

Mr. DeMio – Neal, if I may, can you reiterate the portion about that the Council nor the Mayor asks for this to come to us? This is something that the applicant has a right to do, and has to go through this process whether we are for or against it.

Mr. Jamison – Any property owner owning any kind of land has the ability to develop it as they see fit. Even though it has been idle or not used for a long time, each owner has the right to develop it as they see fit. This property is unique because the front part on Pearl Road is zoned commercial, and the back part is residential. That has always been a challenge in the past in terms of how these properties down Pearl Road will get developed. We don't control...we don't dictate how the property owners want to come forward and use their property. This is what zoning does though, it tells them what they can and cannot do within certain zoned areas. That is what the purpose of tonight is. Really, the first ordinance (Ordinance No. 2023-008) is to modify the existing zoning law to allow car washes in motorist service district. Our city planner thought it was appropriate to do that. Our second ordinance (Ordinance No. 2023-009) is really the rezoning itself for Council to approve whether this should be rezoned to motorist service to allow a car wash in there. Really, what's going forward is them trying to get the ability to get this kind of use in the property that's currently zoned; that is really what we are doing now. Down the road, if the rezoning goes through, then that's when the Planning Commission takes over...the Building and Engineering department to make sure that it's in compliance with all of our other ordinances and regulations. That's where a lot of these other questions will get answered.

Ms. Roff – Neal, would you mind also going over when something is being rezoned from residential...what the process is there?

PUBLIC HEARING (cont'd):

Mr. Jamison – Sure, under our Charter, it was passed years ago that any time land is rezoned from residential to any other type of use...commercial, industrial, public facility, whatever it may be, that it has to be approved by a vote of the entire city, particularly in that ward. That is a requirement in the city. This land that is being rezoned is not residential, so that's why it doesn't have to go on the ballot. That's only when you go to rezone residential to any other kind of use. As an example, if they were trying to do the whole parcel over there, then yes, that will have to go on the ballot. This is only a sliver next to the existing GetGo to basically expand it to the north to allow for them to put a car wash to the north of the existing facility as potentially proposed. This is not the entire parcel...this is just chipping off a little bit to the north of GetGo to allow them to put a car wash next to GetGo as potentially proposed, thank you.

Mr. Carbone – Thank you very much, would anybody else like to come up and speak?

David Budge, WXZ Development, 22720 Fairview Ctr. Drive, #150, Fairview Park, Ohio. 44126: My name is David Budge, I am the VP of development there. We are the applicant for the rezoning, I think Ordinance No. 2023-009.

Mr. Jamison – I would suggest, unless you're opposing your own application, you could wait for the next public hearing because you missed the first part of this..."is anyone in favor," and no one came forward. This is for people opposed to it. I don't think you're opposed to your own application.

Mr. Carbone – In the next ordinance....

Mr. Jamison – In the next ordinance you can certainly get up and address it at that time.

Mr. Budge – Okay, very good.

Mr. Jamison – I just wanted to make the record clear so that it didn't get confusing down the road.

Mr. Budge – I appreciate it.

Mr. Jamison – No problem.

Mr. Carbone – Anybody else who opposes this that would like to come up?

Dan Grahovac, 16975 Stag Thicket Lane, Strongsville, Ohio 44136: My name is Dan Grahovac, I live at 16975 Stag Thicket Lane, Strongsville, Ohio, right in the same development that this is proposed in. I appreciate the comments and I will try not echo everything she said in the same words. One of the things...that as a small business owner in Strongsville, sometimes I feel like maybe in this instance we're missing the mark. I would encourage the members to think about things such as...you have a business owner that put two car washes of less than properties back on their feet in this community and spent a lot of money on those...developing those two properties. It shouldn't go unnoticed when we talk about adding something 300 yards from their doorstep. If you look at a car wash or a detailing service, those are typically when the economy goes down. Those are typically what goes south. We have had a little bit of a good run here because of Covid for the last couple of years, but when you look at the numbers, that's usually what will happen. What's going to happen now, we're going to not only have an economy coming, but now we are going to have the opportunity or the possibility that the aggregate number of people are going to be spread out through another car wash. I just would encourage the Council members to take a look at that. As well, when you look at this...that when we have these business owners come in, we should have an emotional contract as a community with them to honor what they are doing with these properties; It's very important when doing this.

PUBLIC HEARING (cont'd):

Mr. Grahovac (cont'd) - I look at that, and some folks will say that, "I would encourage the owner of that property to come". Some people may say that's a conflict of interest, and I think that he should stand there and look at everybody and say, "Hey, we want you to come in...we want you to develop this property." Now, you're putting somebody next to him that's a corporate entity that is not going to have the same community flavor. I understand that Giant Eagle is here, but they are not going to have the same flavor as the local business man that is entrenched in this business on many levels. I know from personal dealings with GetGo as an entity...I know two individuals that have had their cars damaged in their car washes. It is a nightmare, because it's a corporate entity, to get that stuff taken care of. I have had issues at car washes here locally, and I can call or I can email and would get an answer right away; those are some little things within our community. We are a big town, but we have small town flavor. I know most of you probably, at the end of the day, have great conversations and debates. I would encourage you in a professional manner to take a look at this and consider a "no vote", thank you.

Elizabeth Eastwood-Gainer, 16986 Antler Lane, Strongsville, Ohio 44136: My name is Elizabeth Eastwood-Gainer, I reside at 16986 Antler Lane which is also part of the Hunting Meadows subdivision. I'm here because, although my property does not in any way affect the grievance on Pearl Road that's being discussed. I just feel that I would like to support those of my neighbors that are in my subdivision that would be definitely affected by this ordinance change. I also just feel that...I understand that we are seeing more and more development along Pearl Road in the southern part of Pearl Road in the last five to ten years. Sure, I would personally prefer to see woods stay there forever...we don't have many of those left; I know that's not necessarily a reality. I do happen to go to GetGo and use GetGo. I wouldn't necessarily use a GetGo car wash, but I agree, I don't think that is a place where it should be considered, knowing that a car wash is a very loud type of business. I think they are possibly louder than they used to be because now so many of them have...you do the 'self-vacuuming' so there's even more noise from those vacuums that are really outdoors that people use with their own cars as well as all the fans and any other noise that a car wash would generate. Of course, as it was mentioned previously, any concerns about run-off and water and that kind of thing...you know, chemicals. I do think it's not ideal by any means for any of our neighbors to have to contend with that kind of noise and conditions should the zoning be changed and the car wash be allowed there. Of course, as anyone else knows, there are quite a few car washes in Strongsville. I get it, in terms of...it's a free market economy and you can have 19 car washes, I suppose, and let them see who survives; but I do certainly want to support those who have already spoken and I agree with them, thank you.

Mr. Carbone – Anybody else who opposes would like to come up?

(No comments)

Hearing no further comments in regard to this matter, Council President Carbone closed the Public Hearing on said Ordinance.

Ordinance No. 2023-009 by Mayor Perciak and All Members of Council. 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 REAL ESTATE LOCATED ON PEARL ROAD, IN THE CITY OF STRONGSVILLE, FROM GB (GENERAL BUSINESS) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION (PORTION OF PPN 397-10-005), AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 01-17-23. Favorable recommendation by the Planning Commission 01-26-23. Second reading 02-06-23. Public Hearing 03-20-23.*

PUBLIC HEARING (cont'd):

*Mr. Carbone invited anyone wishing to speak **IN FAVOR** of the Ordinance to approach the podium and address Council.*

David Budge, WXZ Development 22720 Fairview Ctr. Drive #150, Fairview Park, Ohio 44126: My name is David Budge, I am the Vice President of WXZ Development located in Fairview Park, Ohio and have been since 1990. We have the property under contract so we don't own it and we are contracting it for the specific purpose of redeveloping or developing it for Giant Eagle for this car wash as an extension of the GetGo that's there on the corner. There are a couple of things that were mentioned in some of the comments, and I just wanted to address those so people could be clear on who we are, why we are doing this, and the process that we've gone through to this point. We started the process I think back in October, and it came before the Planning Commission. It received a recommendation for approval to go to City Council for a public hearing and a review. I think the ordinances have gone through, I guess, administrative prior to the public hearing, but we didn't start this in January, we have been meeting with the city and talking about this. There was a comment about the use not being for a local business...this is an expansion of Giant Eagle's existing business, both as part of the supermarket and their gas station. They are building car washes around the area to try and offer additional services to their customers. There is an awards program associated with that; so this is really an extension of their existing business. One of the difficulties with the development of this property is the rear portion of it is zoned R1-75 (Residential / 2.60 dwelling units per acre). The back line of this particular parcel is, I think, over 400 feet from the nearest property line...the residential houses back behind there. The R1-75 which is a residential zone that can only be changed by referendum is another 150 feet off of that. The setbacks and the buffering issue I think...it would be something that we would have to deal with at the Planning Commission. The majority of that lot, over 300 feet of it off of the rear property lines there, you could not...you couldn't do a car wash, you couldn't really do anything commercial. I think that is one of the reasons why the property has never been developed, honestly. That's kind of the...what we see as the lay of the land. I think that GetGo was developed in 2007 or 2008 and I think if they had a car wash at that time, they probably would have come forward and had that as an addition...a portion of the business and the service that they offer. They just didn't have it, and didn't put it in there, so now they are coming back and asking us to do it. That's the reason why we are before you. I think it's consistent with uses in that area and that it's an extension of the existing business; so I would hope that you vote in favor, thank you.

Mr. Carbone – Thank you, anybody else in favor that would like to come up and speak?

(No comments)

Mr. Carbone – Anybody oppose that would like to come up and speak?

Robert Lonergan, 16927 Deer Path Drive, Strongsville, Ohio 44136: Hi, I am Robert Lonergan, I live at 16927 Deer Path Drive in Hunting Meadows. I would oppose this change to motorist service just based on how many businesses already in that area are probably motorist service. We have a gas station right there on Drake Road and Pearl Road that is trying to expand. Just up the road, we have...south down the road in Brunswick, we have a 7-Eleven/BP already with a car wash that barely sees any use. Between there, we have the car wash that was referred...that the gentleman referred to earlier, and I believe they are the ones that just opened an oil change facility or they are currently building it out on Pearl Road. Right across the street from that GetGo, we have a Conrad's that's already servicing motor cars. Then just up the road from them, is Strongsville Auto and Tire.

PUBLIC HEARING (cont'd):

Mr. Lonergan (cont'd) - As mentioned, I think with the economy in the direction it's heading, we don't want to open new businesses that would over saturate our market on fixing, washing and repairing cars; especially, if it's not owned by a local resident who has no attachment to it; pretty much they can cut it off just like it's an extra toe. Whereas a local person, who has their own business, lives in the community and can respond to things and relies on that business staying open no matter what the economic times are calling for. I encourage you not to change the zoning on that property, thank you very much.

Mr. Carbone – Thank you, would anybody else like to come up against the ordinance?

Ms. Eastwood-Gainer - Obviously, I spoke earlier with basically the same things I would say now, but I wanted to mention though I don't believe the gentleman from the developer is correct about when the GetGo actually went into place there. Obviously, it was another private gas station...another old gas station for many years. It was closed down and then when it reopened, I believe it was at least three or four years after what he proposed it was...2007 / 2008. I think it was more around 2010, 2011 or 2012 at the earliest that the GetGo...unless it's a more recent addition and I don't necessarily know if that would mean that they were not already putting in car washes at other GetGo facilities. I just wanted to bring that possible "grey area" to your attention in case you would like to investigate that further, thank you.

Mr. Carbone – Would anybody else like to come back up?

Mr. Grahovac - One of the things...just going off what the gentleman was saying that is not opposed to it, I'm the Facebook administrator for our community, so there is about 800 to 1000 of us on there and one of the comments that I get is a lot of messages in the background are because of the existing Giant Eagle and what that's done to that eco space down there. Not saying that Giant Eagle is a bad member of the community, but there is mowing grass, there's buffering of noise, there's things that are existing that I would encourage that even if this does get to the Planning Commission, that we look harder at it as far as holding accountability. That lot...I think I drove passed there today and it looks like they are clearing it out. I don't know what buffering is going to be left there, must be some big trees, but it's like it's already clearing out towards the back and stuff like that. I just think there has to be some further discussion on that for buffering and what it's doing to the folks behind there to preserve their property values and things like that. Maybe our Council, when you can, maybe you should get out and talk to the members that live behind that Giant Eagle and get some reference from them as well as far as what it's done to their property and what they have to deal with on a yearly basis, thank you.

Mayor Perciak – I don't think there was a clearing permit issued, if there was, I will find out. Number two, we do have accurate records from the Planning Commission when the GetGo was built, how it was built and what the discussion was; all that is public information. We will look at those too and see why at that time, there wasn't a car wash added. I can't remember to be honest with you, but there shouldn't be any clearing going on.

Mr. Carbone – Would anybody else like to come back up who opposes this?

PUBLIC HEARING (cont'd):

Ms. Lonergan - I just wanted to say when I spoke, I spoke about both Ordinance Nos. 2023-008 and 2023-009. I do appreciate the other comments that have been coming up about how Giant Eagle has maintained or not maintained property by there and the noise and all those other things that we are also aware of in our development. We kind of felt a little helpless of what to do when it was going through. Again, I hope that will be taken under consideration when you do the voting...I appreciate that, thank you.

Mr. Carbone – Anybody else want to come up this evening who opposes this ordinance?

(No comments)

Hearing no further comments in regard to this matter, Council President Carbone closed the Public Hearing on said Ordinance.

REPORTS OF COUNCIL COMMITTEES:

SCHOOL BOARD – Mr. Clark: Thank you Mr. President, the last Strongsville city school board meeting took place on March 9, 2023. Much like our meeting this evening, there was a good amount of public comment. We appreciate the community's involvement both in our schools and here in our city. I appreciate the opportunity to listen from our constituents and they of theirs. During that meeting, and I will be somewhat brief tonight, we heard an update from our treasurer, and also in the finance department, there was a discussion around a cash balance policy. The board is looking at enhancing their programs with official policies; that was up for discussion that night. There was also a discussion on the letters program and the expansion of that. There was a discussion on the Allen property, an update from the facilities committee and a voting on the high school track project. In summary, I say this pretty much every meeting when I report out, but our schools...when you look at this year, they remain very favorable and positive to budget. They are also very aware of...I think it's around 2027 where it gets challenging. They are making proactive decisions now, and a lot of information can be found online if you want to watch any school board meeting; they are on SCSTV (www.strongnet.org). The next school board meeting is just a couple days away on March 26, 2023 at 7:00 p.m. at the administration building on Cook Ave. I will open up any questions anyone has on school board.

BUILDING AND UTILITIES – Mr. Clark:

(No report)

SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Short:

(No report)

ECONOMIC DEVELOPMENT – Mr. Short:

(No report)

PUBLIC SERVICE AND CONSERVATION – Mr. DeMio: Thank you so much, we went over this in caucus so I would like to include those minutes as part of this because I want to get to our voting. Ordinance No. 2023-038 and including through Resolution No. 2023-044. All of those are suspension and adoption. Those are just general purpose ordinances so I just don't want to go into each one I would just like to create the minutes and we're good. If there's any questions at all from Council...I think we are good. Mayor anything?

REPORTS OF COUNCIL COMMITTEES (cont'd):

Mayor Perciak – Nothing Mr. DeMio.

Mr. DeMio - Okay, thank you. That's it, Mr. Carbone.

Mr. Carbone – Okay, thank you.

FINANCE – Ms. Kosek:

Mr. Carbone – I will take that for her this evening. We have Ordinance No. 2023-029, this is relating to a TIF (Tax Increment Financing) with Camden Woods; we are going to place that on second reading. We also have Ordinance No. 2023-030, this is to enter into a project development agreement with Camden Woods and that is also going to be placed on second reading. Lastly in finance, we have Ordinance No. 2023-037 and this is an appropriation ordinance for the annual expenses and expenditures for the city. The recommendation there is to suspend and adopt. Does anybody have any questions?

Mr. DeMio – Just really quick, I think you and I talked about this earlier, Jim. If we can have a moment of silence for Kelly's dad; that is the reason Ms. Kosek is not here today because her father had passed away this past weekend. If you would allow that, that would be appropriate.

Mr. Carbone – Absolutely.

At this time, a moment of silence was observed

Mr. DeMio – I just want to say great fathers make great daughters and Kelly is a good one.

Mr. Carbone – Yes, she is, thank you.

PLANNING, ZONING AND ENGINEERING – Mr. Kaminski: We have a couple of ordinances and a resolution; Ordinance No. 2023-008 which we just discussed in the public hearing concerning the motorist service district regulations. Ordinance No. 2023-009; that's concerning the zoning change from general business (GB) to (MS) motorist service. Both of those will be on third reading as mentioned; we will not be voting on those this evening. Going on to two resolutions, we have Resolution No. 2023-034 which is authorizing the Mayor to advertise for bids for the resurfacing of Whitney Road and that's from Webster Road to West 130th, the section of Whitney Road. Resolution No. 2023-035 which is authorizing the Mayor to advertise for bids for the 2023 pavement reconstruction program. Both Resolution Nos. 2023-034 and 2023-035 are suspend and adopt this evening. I will be happy to take any questions for Planning, Zoning and Engineering...any additional questions?

(No comments)

PUBLIC SAFETY AND HEALTH – Mr. Kaminski: We have one resolution; Resolution No. 2023-036, we are accepting a monetary donation of \$5,000.00 from TTX Teletronics to be used for training for the Strongsville Police Department. We are very happy to accept that, and we appreciate that donation. That will be suspension and adoption this evening. That concludes my report on public safety; I would be happy to take any questions.

REPORTS OF COUNCIL COMMITTEES (cont'd):

RECREATION AND COMMUNITY SERVICES - Ms. Roff: I have two items, Ordinance No. 2023-045, that is just our annual rental agreement for our baseball fields. The recommendation is to suspend and adopt for that. I also have a resolution which is Resolution No. 2023-046 and that is to accept a donation in memory of Mrs. Shah for a donation given to our senior center so obviously, the recommendation for that is to suspend and adopt. That's all I have unless anybody has any questions.

COMMUNICATIONS AND TECHNOLOGY – Mr. Carbone:

(No report)

COMMITTEE OF THE WHOLE – Mr. Carbone: We do have an ordinance and a resolution, first is Ordinance 2023-047 this is approving and adopting replacement pages to Codified Ordinances for the last half of 2022 through February of 2023 repealing ordinances and resolutions in conflict therewith. The recommendation there is to suspend and adopt. Lastly, we have Resolution 2023-048 this is approving the application of Handle Hills Farm, LLC to place land in our agricultural district. This is going to be placed on first reading and we are going to set it for public hearing for April 3, 2023. Does anybody have any questions?

(No comments)

REPORTS AND COMMUNICATIONS FROM THE MAYOR, DIRECTORS OF DEPARTMENTS AND OTHER OFFICERS:

MAYOR PERCIAK:

(No report)

FINANCE DEPARTMENT – Mr. Dean: Thank you Mr. President, I hereby certify that the funds will be made available for all ordinances and resolutions on tonight's agenda requiring certification of funding, thank you.

LAW DEPARTMENT – Mr. Jamison: All ordinances and resolutions are in proper legal form; that concludes my report.

AUDIENCE PARTICIPATION:

(None)

ORDINANCES AND RESOLUTIONS:

Ordinance No. 2023-008 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTIONS 1258.05 AND 1258.08 OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, CONCERNING MOTORIST SERVICE DISTRICTS AND AREA REGULATIONS, AND DECLARING AN EMERGENCY. First reading and referred to the Planning Commission 01-17-23. *Favorable recommendation by the Planning Commission 01-26-23. Second reading 02-06-23. Public Hearing 03-20-23.*

Placed on third reading and referred back to the committee.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2023-009 by Mayor Perciak and All Members of Council. 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 REAL ESTATE LOCATED ON PEARL ROAD, IN THE CITY OF STRONGSVILLE, FROM GB (GENERAL BUSINESS) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION (PORTION OF PPN 397-10-005), AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 01-17-23. Favorable recommendation by the Planning Commission 01-26-23. Second reading 02-06-23. Public Hearing 03-20-23.*

Placed on third reading and referred back to the committee.

Ordinance No. 2023-029 by Mayor Perciak and All Members of Council. AN ORDINANCE DECLARING IMPROVEMENTS TO CERTAIN PARCELS OF REAL PROPERTY TO BE A PUBLIC PURPOSE, DESCRIBING THE PUBLIC IMPROVEMENTS TO BE MADE TO DIRECTLY BENEFIT SUCH PARCELS, REQUIRING THE OWNER OF THE IMPROVEMENTS ON SUCH PARCELS TO MAKE SERVICE PAYMENTS IN LIEU OF TAXES, ESTABLISHING CAMDEN WOODS PUBLIC IMPROVEMENT TAX INCREMENT EQUIVALENT FUND FOR THE DEPOSIT OF SUCH SERVICE PAYMENTS PURSUANT TO OHIO REVISED CODE SECTIONS 5709.40, 5709.42 AND 5709.43, AND DECLARING AN EMERGENCY. *First reading 03-06-23.*

Placed on second reading and referred back to the committee.

Ordinance No. 2023-030 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING AND AUTHORIZING THE MAYOR TO ENTER INTO A PROJECT DEVELOPMENT AGREEMENT WITH CAMDEN WOODS, LLC, AND DECLARING AN EMERGENCY. *First reading 03-06-23.*

Placed on second reading and referred back to the committee.

Resolution No. 2023-034 by Mayor Perciak and All Members of Council. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE RESURFACING OF WHITNEY ROAD IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

Motion by Mr. Kaminski to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. DeMio. All members present voted aye and the motion carried.

Motion to adopt by Mr. Kaminski, second by Mr. DeMio.

Roll Call: All ayes. Motion carries.

Resolution No. 2023-034 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Resolution No. 2023-035 by Mayor Perciak and All Members of Council. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE 2023 PAVEMENT RECONSTRUCTION PROGRAM IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

Motion by Mr. Kaminski to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. DeMio. All members present voted aye and the motion carried.

Motion to adopt by Mr. Kaminski, second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Resolution No. 2023-035 ADOPTED.

Resolution No. 2023-036 by Mayor Perciak and All Members of Council. A RESOLUTION ACCEPTING A MONETARY DONATION OF \$5,000.00 FROM TTX TELETRONICS TO THE CITY OF STRONGSVILLE TO BE USED FOR TRAINING FOR THE STRONGSVILLE POLICE DEPARTMENT.

Motion by Mr. Kaminski to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. DeMio. All members present voted aye and the motion carried.

Motion to adopt by Mr. Kaminski, second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Resolution No. 2023-036 ADOPTED.

Ordinance No. 2023-037 by Mayor Perciak. AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2023 AND REPEALING ORDINANCE NUMBER 2023-007.

Motion by Mr. Kaminski to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. DeMio. All members present voted aye and the motion carried.

Motion to adopt by Mr. Kaminski, second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-037 ADOPTED.

Ordinance No. 2023-038 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO APPLY FOR FINANCIAL ASSISTANCE THROUGH THE OHIO BUREAU OF WORKERS' COMPENSATION UNDER THE SAFETY INTERVENTION GRANT PROGRAM, AND DECLARING AN EMERGENCY.

Motion by Mr. Kaminski to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. DeMio. All members present voted aye and the motion carried.

Motion to adopt by Mr. Kaminski, second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-038 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2023-039 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE SALE BY INTERNET AUCTION, OF CERTAIN OBSOLETE PROPERTY NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE BY THE CITY'S SERVICE DEPARTMENT, AND DECLARING AN EMERGENCY.

Motion by Mr. Kaminski to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. DeMio. All members present voted aye and the motion carried.

Motion to adopt by Mr. Kaminski, second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-039 ADOPTED.

Ordinance No. 2023-040 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE SALE OF SCRAP MATERIALS AND/OR EQUIPMENT FROM THE DEPARTMENT OF PUBLIC SERVICE WHICH ARE NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE, AND DECLARING AN EMERGENCY. [D & L Recycling]

Motion by Mr. Kaminski to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. DeMio. All members present voted aye and the motion carried.

Motion to adopt by Mr. Kaminski, second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-040 ADOPTED.

Ordinance No. 2023-041 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE DISPOSAL OF VARIOUS ITEMS OF EQUIPMENT UTILIZED BY THE DEPARTMENT OF PUBLIC SERVICE, AND NO LONGER NEEDED FOR ANY MUNICIPAL PURPOSE.

Motion by Mr. Kaminski to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. DeMio. All members present voted aye and the motion carried.

Motion to adopt by Mr. Kaminski, second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-041 ADOPTED.

Ordinance No. 2023-042 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE PURCHASE AND DELIVERY OF READY MIX CONCRETE FOR USE BY THE SERVICE DEPARTMENT OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

Motion by Mr. Kaminski to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. DeMio. All members present voted aye and the motion carried.

Motion to adopt by Mr. Kaminski, second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-042 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2023-043 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE SWEEPING OF STREETS IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

Motion by Mr. Kaminski to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. DeMio. All members present voted aye and the motion carried.

Motion to adopt by Mr. Kaminski, second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-043 ADOPTED.

Resolution No. 2023-044 by Mayor Perciak and All Members of Council. A RESOLUTION AUTHORIZING THE MAYOR TO ADVERTISE FOR BIDS FOR THE PURCHASE OF GENERAL PAVEMENT SERVICES FOR 2023 TO BE USED BY THE DEPARTMENT OF PUBLIC SERVICE OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

Motion by Mr. Kaminski to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. DeMio. All members present voted aye and the motion carried.

Motion to adopt by Mr. Kaminski, second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Resolution No. 2023-044 ADOPTED.

Ordinance No. 2023-045 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A NON-EXCLUSIVE RENTAL/OCCUPANCY AGREEMENT WITH THE GREATER CLEVELAND SENIORS SOFTBALL ON A LIMITED BASIS FOR 2023, FOR THE USE OF VARIOUS BASEBALL FIELDS IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

Motion by Mr. Kaminski to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. DeMio. All members present voted aye and the motion carried.

Motion to adopt by Mr. Kaminski, second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-045 ADOPTED.

Resolution No. 2023-046 by Mayor Perciak and All Members of Council. A RESOLUTION ACCEPTING A MONETARY DONATION TO THE CITY OF STRONGSVILLE IN MEMORY OF STRONGSVILLE RESIDENT HARLENE SHAH, TO BE USED FOR THE CITY'S WALTER F. EHRNFELT SENIOR CENTER.

Motion by Mr. Kaminski to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. DeMio. All members present voted aye and the motion carried.

Motion to adopt by Mr. Kaminski, second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Resolution No. 2023-046 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2023-047 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING AND ADOPTING REPLACEMENT PAGES TO THE CODIFIED ORDINANCES OF THE CITY FOR THE LAST HALF OF 2022 AND THROUGH FEBRUARY, 2023, REPEALING ORDINANCES AND RESOLUTIONS IN CONFLICT THEREWITH, AND DECLARING AN EMERGENCY.

Motion by Mr. Kaminski to suspend the rules requiring every ordinance or resolution to be read on three different days, second by Mr. DeMio. All members present voted aye and the motion carried.

Motion to adopt by Mr. Kaminski, second by Mr. DeMio.

Roll Call: All ayes. Motion carries. Ordinance No. 2023-047 ADOPTED.

Resolution No. 2023-048 by Mayor Perciak and All Members of Council. A RESOLUTION APPROVING THE APPLICATION OF HANDLE HILLS FARM, LLC TO PLACE LAND IN AN AGRICULTURAL DISTRICT.

Placed on first reading and set for a public hearing on April 3, 2023.

COMMUNICATIONS, PETITIONS AND CLAIMS:

Receipt of Renewal Application for Placement of Farmland in an Agricultural District: Frank and Mary Mehwald, DBA: Handle Hills Farm LLC, 11244 Handle Road, Strongsville, Ohio. (Application received by Clerk of Council on 03-09-23 via email. Application approved by Cuyahoga County Fiscal Officer on 03-09-23.)

Set for a public hearing April 3, 2023.

Application for Permit: NEW – C1-C2: To: Ohio Springs Inc.; DBA: Sheetz, 15385 Royalton Road, Strongsville, Ohio 44136 (Responses must be postmarked no later than 03/27/2023).

Motion by Ms. Kaminski, second by Mr. DeMio to file a conditional objection to the application for permit based upon the applicant's lack of compliance with the City's Building, Health and/or Safety Codes; provided that when and if compliance is confirmed by the Building Department, the Clerk will withdraw the objection in Columbus. All members present voted aye and the motion carried.

Application for Permit: NEW – D5B: To: Hooley 5 LLC; DBA: The Hooley Pub & Kitchen, 500 SouthPark Center GL10, Strongsville, Ohio 44136 (Responses must be postmarked no later than 04/10/2023).

There were no objections to this permit.

MISCELLANEOUS BUSINESS:

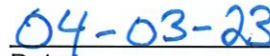
Mayor Perciak – The State of the City will be tomorrow, March 21, 2023 at the recreation center. We will begin to talk probably around 12:00 p.m. Mr. Carbone will be joining me to talk about the Town Center project also; we have about 275 people coming.

ADJOURNMENT:

There being no further business to come before this Council, President Carbone adjourned the meeting at 9:02 p.m.



Marielena Beach
Council Secretary



Date