

MINUTES OF THE STRONGSVILLE CITY COUNCIL SPECIAL MEETING HELD ON MONDAY, JULY 14, 2025 IN THE MIKE KALINICH SR. CITY COUNCIL CHAMBER, 18688 ROYALTON ROAD.

CALL TO ORDER:

Council President Gordon C. Short, called the special meeting to order at 6:00 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. 2023-182.

ROLL CALL:

Present: Council Members: Gordon C. Short, James E. Carbone, James A. Kaminski, Kelly A. Kosek, Annmarie P. Roff, Thomas M. Clark, and Brian M. Spring. **Also Present:** Clerk of Council Aimee Pientka. **Administration:** Mayor Thomas P. Perciak, Law Director Neal Jamison, Finance Director Eric Dean, Economic Development Director Brent Painter, and Human Resources Director Steve Kilo.

COMMENTS ON MINUTES:

Motion by Ms. Kosek, second by Mr. Kaminski, to approve the Public Safety and Health Committee meeting minutes of June 16, 2025. All members present voted aye and the motion carried.

Mr. Short - We are here this evening for a special Council meeting. This is not a normal Council meeting for City Council. A few things - some of you probably have never been to a Council meeting before, or this may be your first for a public hearing. How this works is we will open up the public hearing on Ordinance No. 2025-053; this is not questions-and-answers with City Council. Council is here to listen to those both for this ordinance, and those that are opposed to this ordinance. Council will not be voting on this ordinance this evening. We will take your comments, and we will think about it; as we are on recess until September 6, 2025. At that meeting, Council may then determine to vote at that time, or we can continue until we feel we are ready to vote upon this ordinance. In the interim for tonight, again, there is no discussing with Council. I also ask, for the quorum, that during the public comments if you are for or against, you let the speakers speak. There's no discussion or comments from the crowd while someone is speaking. If somebody wants to talk afterwards, that's their choosing and their right, but that will not happen at the podium. Afterwards, we will move to the ordinances and resolutions for other items on the agenda tonight. You are free to leave after the end of the public hearing.

PUBLIC HEARING:

Ordinance No. 2025-053 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 VACANT REAL ESTATE LOCATED AT 13570 FALLING WATER ROAD (PPN 396-14-015) IN THE CITY OF STRONGSVILLE, FROM SC (SHOPPING CENTER) CLASSIFICATION TO MS (MOTORIST SERVICE) CLASSIFICATION. *First reading and referred to the Planning Commission 05-05-25. Refer to Planning Commission memo from meeting held on 05-15-25. Second reading 05-19-25. Public hearing 07-14-25.*

*Mr. Short opened the public hearing and invited anyone wishing to speak **IN FAVOR** of the Ordinance to approach the podium and address Council.*

Mr. Short - I forgot to mention, Council asks that we limit your comments to five minutes; unless you have a presentation or longer. Also, there a lot of you here that are for and against. If after...if your point has been made, and you still would like to say that you support or oppose that motion you can. For the interest of time, especially after three or four people have made your point, just let us know that you are for or against it so that it is noted for the record.

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

Ms. Roff - If you don't mind, Gordon. I just wanted to let everybody know that I wanted to thank everybody for the emails that have come in related to this topic, and I am continuing to read them. I think a lot of people here I have not responded to, but I am continuing to read them.

Mr. Short - Yes, we have received those emails from those for and against. Again, with that, the floor is open to those that are for this motion, please come to the podium.

Tim Spencer President/Developer, 210 North Lazelle Street, Columbus, Ohio 43215: My name is Tim Spencer, and my address is 210 North Lazelle Street, Columbus, Ohio 43215. I'm the president of Trivium Development and the applicant for the item in front of you this evening. Trivium Development...as a side note, I do business in several communities across Ohio, as well as the state of Kentucky. I mention that just really to explain that in looking at opportunities in Strongsville, it isn't out of the norm. Another side note - As I was preparing for this evening, I realized that I had been looking at opportunities in Strongsville since Gene Magocky had actually retired a number of years ago, and Mr. Painter took his role. I'm not completely familiar with the community, but I'm not a stranger as well. I did follow the mall zoning last year that is also in the shopping center designation. I reached out to Mr. Painter at the end of last year to discuss my plans in the application before you, with regard to putting a hotel on the site since it is in the shopping center designation. At that time, I thought the change at the mall was a step in the right direction - it's progressive for a community your size and one in northern Ohio. It showed a willingness to look at redevelopment opportunities and be proactive in the development cycle. Ironically enough, being a student of the game, I also read your comprehensive economic development strategy plan prepared by the Montrose Group, which is a group that is very active across Ohio. I have worked with those folks on a number of projects - currently, one in Finlay and one in Gahanna. It wasn't out of the norm to see what your goals were long-term with that economic report from November 2023.

PUBLIC HEARING (cont'd):

Mr. Spencer (cont'd) - At that same time, I was approached by the brokers listing the property. The price had been reduced, so I put the property in contract, and we laid out a couple of different site plans. Again, with the initial thought of doing a hotel. Really, the ask was for the city to consider tweaking its shopping center zoning to include this parcel. Meaning, at the time of last fall, as it was before you folks, the zoning had been amended specifically for the mall property. We were looking to have conversations to have that zoning change effective on this property as well. Unfortunately, I received a call from Mr. Painter on January 16, 2025, notifying me that the city would not be interested in revisiting the idea of tweaking the shopping center text since it already had been approved by this body. That if I wanted to pursue a hotel, I would need to rezone the property. At that point, we had also been doing a number of our due diligence - title, history of the property, soils, trees obviously, and contours. We had come across the 2014 rezoning application that was denied by the city. We were fortunate enough to understand, that the applicant was Mr. Ohm Patel. Ironically, I have done business with the Patel family, and specifically Ohm. We sat down with Ohm and went through what worked, what didn't work, what was well received, and what wasn't received in that 2014 application. We also found at that time the plans from 2005, when The Goddard was approved, and learned during their final development plan that they showed a two-story / 75,000 square-foot office building on the site that I have in contract, and that's before you guys this evening. To be clear, that's intense for that site. That's way too much for that site, but it's permitted and it's within the Code. I think your procedures...you would basically go to the Planning Commission, final development plan, and build it. When we looked at that, we also learned that the current zoning Code allows for a 70 foot tall building, plus and additional 15 feet for mechanicals, for a total of 85 feet. We thought, again, that's way too intense, especially, with the transition to residential to the north, so that's where we started. I gave you that background, so you understand the methodology and some of the thinking for the application in front of you. It wasn't just to put a hotel and you folks to vote about it. There was a significant amount of due diligence in front of that decision to do that. The site plan that we started with and the site plan that was in our application morphed a little bit the more we started to learn about the site, and the previous application. We then started talking to the residents at Valley Creek and the Homeowner's Association; in addition to businesses nearby - The Goddard School, and retail establishments nearby. At that point, we started pushing the building as further south as you can see on the application. I think if we would ever be fortunate to be approved, and it would go in front of the Planning Commission, we would ask to work with that body to work within the guidelines to maybe push the site further south preserving more trees and the green space for the residents to the north. That evolution resulted in a 4-story / 118 room hotel - again, that was part of our application. I mention that because hotel operators and hotel brands, there is always a disconnect between the number of units they want and the number of units that you want to build. We really feel that 118 / 120 depending on the final engineering is appropriate for the site for a couple of reasons. We made a commitment to the Valley Creek Homeowner's that we were going to preserve 1.75 acres of trees between the building and their property lines. If you start to put more rooms there, you'll have to park those rooms and that goes against that commitment that we had made to those folks. That's where our application landed - it was 4-stories, 118 rooms, and a 1.75 acre buffer. Also, we discussed not only with Valley Creek but anyone else that reached out to us, we also discussed restricting a pool on the site and keeping any food and beverage unique to the hotel itself. Meaning, it would not be a bar or restaurant open for any of us to go to after this meeting, or anything like that. It would be for the guests in the hotel. We also started going back to the businesses and talked about the...just to point out that drive is a private drive that goes from Costco back to Falling Waters. We talked to, again, The Goddard, and the owner of the office building.

PUBLIC HEARING (cont'd):

Mr. Spencer (cont'd) - I think those are the only two that contiguous, to discuss what would be of importance to them, and maintenance of the road since it is a private drive, and things like that. We went back to the residents. At this point, we had reached out to the Ledgewood Homeowner's Association, and simultaneously we reached out to the City of Strongsville through the law department, and our attorney and started to memorialize and document the commitments we were making to ask for the redevelopment and rezoning of this property. We did meet with the Ledgewood HOA, and a few of their residents. During that meeting, I was asked to consider a smaller building and was asked to consider alternate uses. I did that, and what I have learned in considering a smaller building was that it was contradictory to what I was committing to the Valley Creek residents, which was to preserve as many trees as possible. It also makes it restrictive or prohibited - I'm not sure the right word here, but a 4-story and above is a minimum for a 3-star quality hotel. We took that initiative based on the dialogue and the zoning that was going through with the mall property. Doing a smaller squatty building from a construction standpoint and from an amenity standpoint doesn't get us to that 3-star minimum that we led with. We continue to talk with residents and hear concerns, and we looked at other alternative uses. When we did our initial look, and it's always about what fits on the site and how it interacts, we found the 2005 medical building or dental practice that was part of the Goddard plan - the 75,000 square-foot. We looked at traffic generated from that because it is, again, a permitted allowable use, and then we compared it to a hotel. After meeting with the Ledgewood Homeowner's Association, we were conflicted on what use we would come up with that might be appropriate. I mean that because it's 5.26 acres. The tendency is to, if you have 5.26 acres, develop 5.26 acres. In this case, since we had made the commitment to reserve 1.75 acres for a tree buffer, we scaled our ask back to the traffic engineers down to a 25,000 square-foot retail center. The 25,000 square-foot (retail center) could have restaurants, it could have clothing, it could have a cell phone (store), anything that was permissible under the Code. When we look at all three of those, the trip generation for the hotel was greater than 50% less than the office building that was approved or could have been built in 2005. Then, when we compared it to a strip center, the strip center was about 40% higher, or the hotel was about 40% less than the retail center. From a traffic generation standpoint, and the point I am trying to make, is that the hotel became a less common denominator from the traffic standpoint. We continued to talk to residents - site lighting came up, and trash placement came up. Those were things we felt would be...obviously, if we were successful, those would be addressed in the final development plan through the Planning Commission. It was still prudent to address those things because those were concerns in front of us. The site lighting - photometrics is easy to do, especially with LEDs, to make sure that you didn't have light spillage into other people's properties. What it did, it had caused us to look at what we were doing on the site, so I want to point out a couple of numbers. The existing building that has frontage on Falling Waters is 113 feet from the edge of that building to the condominium to the north. Our building is approximately double that at 225 feet...excuse me, 222 feet. We have taken that and pushed the building even further south. The Costco...the northeast...I'm sorry, the northwest corner of the Costco's is 153 feet from the nearest residence. We are further away from the cusp of the existing building as it is today. Again, all in the effort to preserve approximately 1.75 acres of tree buffer. As we continue to talk to residents, a couple of other things came out is that we couldn't go back to an engineer, and we couldn't go back to someone smarter than me to figure out the answers. We had to address the next couple of items with a little bit of research. Specifically, things were brought up about property values and then safety for the children who would be attending The Goddard School. I'm going to address those quickly by saying that property values...I had an immediate position on that, but I wanted to do a little more research.

PUBLIC HEARING (cont'd):

Mr. Spencer (cont'd) - From the day the article came out online at Cleveland.com, to last week when I got this information, a number of homes have been put up for sale, gone into contract, and some of these have closed within the community. I'm not going to give the addresses just out of privacy, but I will give the streets - Bonnie Lane, Windcliff Road, Glen Creek Lane, The Bluffs, Falling Water Road, and one in Valley Creek all were listed, placed in contract, and, or closed since the article came out online. I point that out because I mentioned that to the Ledgewood Association. It was brought to my attention that perhaps its buyers weren't informed. Obviously, this is a passionate issue for a lot of folks in the community. I point that out because I don't think it's a detriment to property values. I do point out that a vacant parcel that has been sitting underutilized for 25 years is probably a bigger drag on property values than a \$22,000,000.00 hotel.

(Background conversations)

Mr. Short - Order please, let the speaker speak.

Mr. Spencer - The last thing we will talk about is child safety. It's important to note that Ohio law, your Strongsville Code, and your Strongsville laws do not prohibit hotels and childcare from existing within proximity from each other. This is not a law...this is not a thing. As a matter of fact, throughout the state you will find examples if you go to Crocker Park, if you go to Polaris, you go to Easton, you go to Dublin, you go to Westerville, and you go to other communities throughout the State of Ohio, you will see hotels and daycares existing in harmony. In addition to that, it became an issue of child safety with regards to trafficking and pedophiles. That one hit a little home because I'm a girl dad, so I have children. Ohio law already prohibits sex offenders from living within 1,000 feet of a daycare or school. The idea that sex offenders are going to check into a hotel to commit these crimes really rubbed me the wrong way. It really got me doing research on this; so as a courtesy, I searched FBI crime reports and databases. I didn't see any correlation between hotel locations, and an increase in crime against children. I then further took that information and went to the National Center for Missing and Exploited Children where I learned that most crimes...when I say most, over 80% of crimes against children are committed by folks that they know - friends, family, and members of your neighbors nearby. It's not being...they are not committed by strangers who can take them to a hotel. I'm not saying crime doesn't happen, but the messaging that I have seen online in social media, that a hotel should be associated with pedophiles, was disturbing. I'm going to wrap up. I want to say thank you for your time and your consideration. I want to say that this isn't just simply a rezoning - it's about land use - it's an opportunity for economic growth. It's sound planning and what I have done with the buffers, and the concessions that I made with the residents. We have committed from the get-go the Deed restrictions. We have committed to a professionally operated 3-star brand; a brand that reflects quality, consistency, and accountability on how it's operated. That 3-star commitment...in addition to that 3-star commitment - excuse me, was to restrict, then, all other uses within the motorist services designation to ensure that everything we were committing, and everything we're promising would be memorialized. The Deed restrictions were created and those will be recorded against the property. The City of Strongsville and the Valley Creek Homeowner's Association are named as beneficiaries. That means the standards aren't empty promises, they are enforceable. I would encourage you, if it's permissible by your law department, to request those documents, review those documents, and before you vote or form up your opinion, if you have comments or suggestions to make those a stronger document, I am opened to them. Either give them to the law director, or send them to us directly. We want this document to be everything we said, and told the residents it's going to be.

PUBLIC HEARING (cont'd):

Mr. Spencer (cont'd) - This project will also meet the increase in demands for overnight accommodations from Strongsville's families, businesses, and visitors - many of which currently leave the city to stay elsewhere. This is a chance to capture that activity and dollars that come with it, and leave it right here in Strongsville. I also want you to sincerely believe that I have listened carefully, I have made meaningful adjustments, and we restricted everything that the residents have asked us for. Again, if we are approved, we still need to go through the Planning Commission process. There are other things that are being floated out there on social media about paths, comprehensive plans, and all those things. That's for another day if we do get approved and then go for the final development plan in front of the Planning Commission. The bottom line is that this hotel will be well maintained, it will be a tax generated addition to the community, it won't be a burden, and it will not be unsafe. This is more than just a business opportunity; this is a responsible use of the land - it has sat underutilized for decades. A hotel will activate that space, support nearby restaurants and retail, and bring a new energy to a key commercial corridor within your city. A corridor, that in your economic development plan by the Montrose Group, says you need to pay attention to - you need to invest in it. Just like you are doing with the mall, this I think would be a catalyst for that side of the street. It does add by addressing things in your comprehensive plan, it addresses your economic goals, it does that without adding to peak daytime traffic, and it does it without increasing demands on your schools by putting children into the classrooms. I get it - I have been doing this a long time, and I understand that change brings questions. I appreciate your clarification that this is not a back and forth in a times resistance. This decision affects more than just immediate neighbors adjacent to the property and down the street from the property - it affects the entire Strongsville community. While the nearby residents may feel they are more impacted than others, the reality is that each of you represent all 46,000 residents equally with no voice outweighing the other. Last sentence - Finally, at your May meeting, a gentleman stood up I think probably at this exact spot, Mr. Tocco, and he says, "What's different in this plan than what was before the body in 2014?" I would say a couple of things - not other than what we just talked about, but the city is different. The city is different, and this isn't a rezoning request; it's a citywide opportunity, a chance to support your economic development goals, and to fill a documented need. Your businesses and your residents have said, "It's time for a high-class hotel in Strongsville." It's time for you to reinvest in the community and invest in Strongsville's future. I appreciate the opportunity this evening, but I ask respectfully for your vote in favor of the rezoning. This is not just for a hotel, it's for a stronger Strongsville. Thank you very much.

Mr. Short - Thank you.

Dan Nagle, 13529 Suncrest Court, Strongsville, Ohio 44136: My name is Dan Nagle, 13529 Suncrest Court in Strongsville. Good evening, I live in Ledgewood, and I actually happen to be one of only three houses that actually border this property - we will share that property line. I personally have probably as much or more to win or lose with what happens with the piece of land. As I see it, there are basically three options: 1). It remains a wooded piece of property forever. 2). Under the current zoning, it becomes a shopping center/strip mall. 3). To rezone as Mr. Spencer here has requested for a hotel. This proposal of rezoning for a hotel will basically leave us with somewhat a little less than 2 acres of a wooded buffer between the hotel and our homes. A strip mall, or a shopping center, would clearly not leave us a buffer. Leaving it a wooded piece forever is highly unlikely - not reality. Tonight, I am here probably in the minority of the people in the room, to look at it the way I am looking at it. There's a lot of very passionate people out there, and that's a good thing for and against. We have people who are very interested and active in the community in what's going on.

PUBLIC HEARING (cont'd):

Mr. Nagel (cont'd) - There's been a lot of comments on social media and on petition drives that appear to be assuming the difference of a hotel verses 6 acres of woods. I don't believe that's the comparison we need to make. We need to make a comparison of a hotel or a strip mall. The concerns that were mentioned...I am going to go about the crimes. The pedestrian/traffic/child safety, obviously, isn't an issue with trees; they don't tend to be arrested and taken to jail for crimes. That's not what this is about; this is about rezoning. It's about the complete destruction of 6 acres of woods to build a strip mall under the current zone, or a hotel... a business-class hotel, and a 2-acre strip leaving us with some green space and some canopy, which we all love; especially in Ledgewood. We have a lot of trees in there, we love them, and that's why most people built or bought in Ledgewood. Some people have said that the property is dead and that retail is dead, but a couple of weeks ago the article that was in the City Scene...the lead article (reads): 'Retail is buzzing in Strongsville.' It's pretty clear it is buzzing, so I don't believe that the piece of property is going to be idle for much longer. To close it out here, with just saying, if we leave it the way it is, it's total destruction of the green space. Bull dozers can go in there and knock every tree down; and increased traffic, as it was mentioned, will be significantly higher than what the hotel is going to bring, and all of the other points that Tim just mentioned. Or, an opportunity to build a high-class/business-class hotel with potentially less burden than a strip mall leaving a great amount of green space buffer between us. With that, for your consideration, as I said, I'm bordering that property. Thank you.

Mr. Short - Thank you.

Dan Bendzak, 13471 Trails Edge Court, Strongsville, Ohio 44136: My name is Dan Bendzak, and my address is 13471 Trails Edge Ct. Good evening Councilmembers, residents, and guests. As I mentioned, my name is Dan Bendzak, and I am the president of the Valley Creek Village Association. I would like to briefly build upon the point made by Dan Nagel. Our highest priority is to preserve the highest level of green space and privacy for our community. Tonight, I will address a few topics that came up. First, I want to speak on the concern about potentially unruly behavior from Brown's fans with the new stadium coming in. While the concern is valid, we should also approach it from a practical perspective. Realistically, individuals attending the games are more likely to stay in places like Middleburg Heights, Berea, Brook Park, and hotels near bars such as the one going in...the Hilton going in across the street by The Brew Garden. Importantly, this hotel will have 24/7 staffing. From a safety and oversight perspective, this should help give the community a peace of mind. Second, I wanted to address the comparisons that have been made between the proposed hotel and the lower tier motels on Pearl Road and the Best Western. This is a business-class hotel not in the same category, quality, or target clientele. These facilities are designed for traveling professionals and families seeking reputable, clean, and secure accommodations. We should not let outdated assumptions drive the narrative around what's being proposed. Finally, there has been some concerns about the hotel visibility. Based on my personal and professional travel experience, street visibility has never been a factor in a hotel's success. What matters most to travelers is brand, reputation, and the city location. I, like most travelers, don't book a hotel just driving down the road and pointing out that that looks nice. In conclusion, I would like to commend Tim Spencer for his transparency and willingness to work with us. He has been up front, responsive, and proactive throughout this process. You all recognize concerns based on past experiences with the Royalton Collection, but it is important to note that Tim has put everything in writing, he is taking steps to build trust with the community, and that effort should be acknowledged. Thank you for your time and attention.

Mr. Short - Thank you.

PUBLIC HEARING (cont'd):

Mary Kay Wagner, 17154 Valley Creek Drive, Strongsville, Ohio 44136: My name is Mary Kay Wagner, 17154 Valley Creek. Thank you for giving us this opportunity. When we first heard about this hotel going in, we were pretty upset. I am in Valley Creek bordering the proposed hotel. Needless to say, we were very upset, mainly for two things. First of all, losing our green space, which is why most of us moved into this development in Ledgewood. It was mentioned earlier that there are so many trees there. Another major reason is traffic. We were very concerned about increased traffic not only in our development, but also abutting Valley Creek. After meeting with Tim, the developer, and hearing him and addressing our concerns, we've heard how the green space can be preserved. He has agreed to protect that for us so that we do have...we are able to maintain our privacy. I would like to address the traffic issue, particularly (what) the development could have on it. Traffic on Royalton Road is a concern for everyone - it's bad now. People consistently block streets when the lights change, and we see it all the time on Falling Water. It may take us two lights changing to finally be able to get out of Falling Water. In my mind, adding more development there would only make it worse. Traffic, though, is not a hotel issue. Let's consider if businesses buy that property; you would have a serious influx of people from 7:30 a.m. to 9:00 a.m. going to work in the morning, major traffic at noon when they go to lunch, and everyone would leave around 5:00 p.m. I would not want to be around that intersection at those times; but unfortunately, that's the only way out. If retail buys the property, there would be constant traffic from 10:00 a.m. until 8:00 p.m. at night and even later if restaurants and bars are included. This would directly impact Valley Creek in a very negative way because all of the trees would be gone. We wouldn't have that buffer zone that we talked about earlier. If a hotel is built, people will trickle in at 3:00 p.m. in the afternoon until late at night to check in, and will trickle out before their meetings in the morning to check out. There won't be an influx of people coming. At the most, if families check in at the same time, you may have several cars at once. Anytime I have stayed at a 3-star hotel, which I do often for business; there is never a wait to check in and no traffic associated with it. As Dan has mentioned, ideally, we would not want anything to change. We want...we would like for that property to remain 'as is', but it most probably will change in some way. In my mind, a hotel would by far have the least impact on traffic in our area. Thank you for listening to us and hearing our concerns.

Mr. Short - Thank you.

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

Ken Tocco, 17033 Ridge Creek Road, Strongsville, Ohio 44136: Yes, my name is Ken Tocco - (pronounced like taco) some people pronounce it differently. My address is 17033 Ridge Creek Road in Ledgewood. I just want to clarify one point before we start. I don't mean to cast any aspersions on Mr. Spencer or question his credibility, but his role in this is that he is the developer. He is not going to be the owner of the hotel. His job is to get the property, find a client that wants to build on that property, and then have some other involvement, but won't be in control of what that building looks like, or whether or not they can hold to different criteria. His job is to get the property for the builder of what's going to go there. I just want to clarify that. Everybody has already mentioned multiple times that there will be increased traffic, there will be increased noise and light pollution, and all the other negative stuff that comes with building a hotel on that property. All of those things are going to have a negative impact on the residents of Ledgewood. More traffic - not good, and it won't all go out on Royalton Road. Some of it will go out through Ledgewood, down by the pool, and up onto Pearl Road where Progress Park is right there.

PUBLIC HEARING (cont'd):

Mr. Tocco (cont'd) - If it's a business hotel, there will be people that go there. Traffic is going to be an issue, and the other things I mentioned are also going to be an issue. The main thing I think to consider here, is that the vast majority of the folks in this room and the over 700 people that have signed the petition opposing this, are your constituents. We're the people that voted for you. Mr. Kaminski is my Councilman, and has helped us on multiple things. When we've had issues in Ledgewood, he's come and stepped up and helped us navigate through the solution. The vast majority, not to repeat myself, are against this proposal. We are your constituents, and you represent us. We are asking you to do exactly that - represent us. If you don't represent us, I don't know who else there is to represent. We are the ones that vote for you, and we count on you to do what's best for us.

(Applause)

Peggy Lee Tocco, 17033 Ridge Creek, Strongsville, Ohio 44136: Good evening, I'm Peggy Lee Tocco, 17033 Ridge Creek Road, and I have the privilege being married to that wonderful man. I want to thank Mr. Spencer for having come and spoken to everybody. I think as a person, he probably has very good intentions. I do, as my husband said, believe that the role of a developer is to get the dang stuff sold. I appreciate that being a salesperson. I also appreciate that he has listened to the concerns and that he has in his heart, I believe, a true desire to honor those things. However, he is not the person who represents the brand of whatever hotel finally might go on that property. That company's brand might require something different than what this respectful gentleman has thought it should. I have concerns about 2 stories going to 5 stories going to 4 stories. All of those stories at the top of those, the minute the leaves drop off the trees between my home that faces that way, people are going to be looking right into my bedroom windows. As a female who might be one day a single female, from the way things go in the world of women living longer than men, I would be an older woman living in a house with a hotel looking in my windows. I have concerns about that and I would not feel safe living there, so I'm concerned about that height. I don't ascribe to the philosophy that just because a property has been empty for 13 years, that tomorrow afternoon some kind of God-forsaken, I don't know what, is going to get built there. As a resident of Strongsville, I truly do wish that our city would put such a nice hotel at Royalton Road and Prospect Road where we have three new housing developments going in, and we have an industrial complex that's very vibrant thanks to all of your efforts. There is no hotel down there, there's no restaurant down there, and there's no grocery store down there. Yet, we have three new housing developments coming in that's going to have people in it with grandmas and grandpas that want to come visit their kids, and also their mom's and dad's in the nursing home. A beautiful nursing home that's right there, and there's nothing serving that side of our city. We have this tendency to build everything right at that nightmare of the exit of I-71 and Royalton Road. We can think bigger than that, I would hope, for the future of Strongsville. Hopefully, this great gentleman would be the developer that could bring in that type of due diligence that he's done to put good things down there at that end - sales opportunity for you, sir. The easement that's on the drawing that I saw - my question when I saw that drawing was, was this drawing drawn to scale? Where does that 200 feet begin? I was on that property today walking around on private property - arrest me now. I didn't have my ruler with me, but I just couldn't see how you can get 200 feet here, plus a parking lot, then a building, plus another parking lot, and have any way for traffic to go around. The other thing I am concerned about is how close a hotel is to a daycare center. I know that we cannot control who goes in the front door of a hotel, or even into Trivs, or a bar, or whatever.

PUBLIC HEARING (cont'd):

Ms. Tocco (cont'd) - It just concerns me that it would be easier for a child predator to...or that sort of thing, to utilize a hotel for that purpose. Of course, they can also utilize the woods - I realize that, but that's about it. I want to thank Mr. Spencer for coming and talking to us all, and for doing your best. We did hear also from the "ratface" who developed the Royalton Place, and then turned around and rescinded on everything. As you know, good and well, the residents of the adjacent condos have been sorry, sorry, sorry. That's it, thank you.

Mr. Short - Thank you.

(Applause)

Don Gotsch, 16943 Woodleaf Road, Strongsville, Ohio 44136: My name is Don Gotsch, 16943 Woodleaf Road. These three were at our HOA meeting last week, and I'm glad that you talked to all of you and my neighbors. Okay, we are all aware of the past and current zoning board changes in Strongsville have not always been met with success. We don't want to make any more mistakes, do we? The proposed hotel will be adding both car and truck traffic to a residential neighborhood at all hours of the day and night - that's the way they work, they are open 24 hours - you have dumpsters, garbage trucks, and delivery trucks. The majority of ward 1, and all of the majority of Ledgewood residents, are opposed to changing the zoning laws to allow for a proposed hotel - that's pretty evident. As I left for this evening's meeting, there were 800 signatures. I would guess mostly ward 1; as Strongsville residents opposed the changing of this zoning. That probably does not figure for separate husbands and wives too, so add a couple of hundred. If the property owner can be contacted, as of last week's HOA meeting, there's some possibility that Ledgewood itself, or owners of Ledgewood properties would be interested in contacting the current owner of the property and see what they could, and see what we could do. There may some interest in the purchase in the future - this doesn't have to be solved tonight. It was also suggested that the land conservancy may be interested in all this as a tax deduction, or write off. We are asking Councilmembers to listen to the majority of your constituents on this issue. We voted for you, and of course your votes will determine if we do so again...seriously. Thank you very much.

(Applause)

Mr. Short - Thank you.

Michael Thomas, 11966 The Bluffs, Strongsville, Ohio 44136: Good evening, I'm Michael Thomas, and I am at 11966 The Bluffs. I want to thank you, Mr. Spencer for coming and sharing your engineer plans. They look good, right? My question here is...I am actually going to lay a challenge to the Council, which is, what are the revenue goals? Where are we going with this? I hear that there's going to be a 3-star hotel. We have a hotel that is across the bridge that got torn down, and it is now a Sheetz. We have another one that downgraded their branding - the Quality Inn. You're telling me that we have a 100 unit hotel which looks great - I mean the floorplans look fantastic, but how do we know this is not going to be sold and dumped. It's going to become a white elephant, and then it's going to be your problem then, right? A retail space you can change. If somebody goes out of business, another business comes, they set up, and they go for it. A hotel is not that way. A hotel is a hotel - you have a branding problem. I challenge you, before you vote, think about this. Is this revenue really going to materialize for the City of Strongsville? I heard another person say, "Well, a stadium crowd is not going to have any effect. It's not going to come down here."

PUBLIC HEARING (cont'd):

Mr. Thomas (cont'd) - That tells me even more. Well, wait a minute, we have a hotel that's going out of business, and you want to build a new. I don't see where this is going. That's my challenge to you. I ask you to look one more time. Is this really going to give you a return that you are looking for? Is this going to become a white elephant in five years that we have to take care of? Thank you for your time.

(Applause)

Bruce Denvey, 11666 River Ridge Road, Strongsville, Ohio 44136: Hi, I'm Bruce Denvey, 11666 River Ridge Road, and a resident of Ledgewood. Good evening, Councilmembers. Thank you for the opportunity to speak tonight. I am here to urge Council to reject the proposed rezoning to allow for a hotel development. I do agree with our developer...out-of-town developer on one thing - that this is a choice. It's a choice on how we want to use our current zoning and land use in Strongsville. At its core, this is a decision between two fundamentally different approaches to land use. The current zoning reflects a long-standing conservative planning philosophy - one that favors stability, compatibility, and risk avoidance. These standards across the city have a proven successful track record in protecting neighborhood homes. Someone is at your Council meeting praising the city for what they do with the zoning. These measures while not perfect, have largely worked. They have preserved peace and privacy for residents, while supporting a healthy local economy. Perhaps this could be improved by revising these standards. This could be a wake-up call to make a new assessment of restrictions for retail near residents that even the supporters of the hotel can get behind. It seems like their only concern - their big concern is just the setback. On the other hand, the proposed hotel rezoning represents a departure from these conservative planning principles. A multi-story hotel placed in proximity to a child daycare and residential homes brings far greater intensity of use. The height and operational hours of such a facility, introduce new variables for which current neighborhood protections may be inadequate. Things like visual intrusion, light pollution, 24-hour noise and traffic through our neighborhood, reduced privacy, and elevated exposure to transient activities. These changes would introduce real safety concerns. Project planning can't guarantee things like thefts, drug-related arrests, and sex crimes from happening in our neighborhood regardless of the hotel class. These crimes could be more of a function of opportunity and anonymity than by room rates, or socioeconomic status. Conditions that only increase with proximity to highways and a large guest turnover. By contrast, keeping the existing neighborhood and retail corridor would maintain the status quo of minimal, predictable police activity. The developers help frame this as a retail versus hotel choice; as if retail must be chaotic and unsafe. The argument that retail development would somehow be more dangerous or disruptive is a strawman. The developer is trying to create a retail boogeyman like a dollar store, or a KFC to distract from the genuine and documented concerns associated with transient lodging. We have a model in our own Town Center for how the CVS and the adjacent daycare work together; it's perfect, and they work together side by side. Regulated retail development can coexist peacefully with childcare and residential uses proving that the risks for the rezoning for the hotel are not only greater risks, but really unnecessary. The only thing pushing this site towards incompatible use is the rezoning itself. Don't let fear tactics override zoning facts. To get to some of the more recent developments, you all know that the regional hospitality landscape has changed dramatically very recently with the Brown's new stadium. They have two premium hotels and an integrated entertainment district. More imminently, you have a new premium hotel proposed for a mall site here. This renders this rezoning proposal not only redundant, but also poorly sited compared to the nearby alternatives. We would have the third, fourth, or fifth best hotel outside of our neighborhood.

PUBLIC HEARING (cont'd):

Mr. Denvey (cont'd) - Traffic and transient concerns will be worse as dome event visitors will bring the pregame and postgame partying right into our neighborhood - let's just have our tailgate. Moreover, there's growing concern about the impact of this project on SouthPark Mall - our cities most vital commercial asset. The premium hotel, which is proposed...I think that hotel's success is the utmost importance to the long-term viability of the mall. That hotel needs to succeed. This proposed hotel is not integrated with the mall. It's adjacency to residential homes and a daycare could create a fragmented and lower-end image. Give the mall and premium hotel the best chance at success by not creating a down market competitor right on its doorstep. To conclude, this is not about rejecting growth, but about insuring that any growth is responsible, and reflects the character of our community. I urge Council to uphold the principle of do-no-harm, be conservative, and preserve the current zoning. Let future development be shaped by compatibility, safety, and community values - not a rushed change that risks irreversible impacts. Thank you for your time.

(Applause)

Courtney August, 12396 Hillcliff Circle, Strongsville, Ohio 44136: Hi, my name is Courtney August. I live at 12396 Hillcliff Circle, which is also in Ledgeswood. I will let the rest of my HOA members speak on a lot of the topics. My primary and chief concern is child safety. We have talked a lot already about the transient motorists that will be coming into our city. As we talk about them trickling in at 3:00 p.m. to 4:00 p.m., and trickling out in the morning, those are the prime times that our children that live in Ledgeswood will walk to school. I sent a letter in earlier to each of you that outlined the Strongsville Middle School streets that our students, as young as 11 years old, are required to walk to school. They will...some of those streets, one of them being from Royalton Road to Akita Court, and to all of those areas. Those students will be required to walk in front of that hotel with transient motorists coming in, and out of our neighborhood during those times that they are checking in, checking out, and random people just at the hotel. To me, that is not safe. Knowing that those hotels could potentially bring in crime and criminal activity when they are walking to school, is a detriment to the public welfare and to the safety of our children. I ask you to please read over the email that I sent to each of you to please protect our neighborhood kids that don't know. You can have this if you'd like, but it's in your email as well. Thank you.

(Applause)

Mr. Short - Thank you.

Audra Bars, 18275 Falling Leaves Road, Strongsville, Ohio 44136: My name is Audra Bars, and I live at 18275 Falling Leaves Road, and you might have seen my petition online. Thank you to Bruce who also helped to write it up. I just wanted to submit it officially with almost 800 signatures. These are mostly the Strongsville residents who are all opposed to the rezoning. A lot of what I already...what I believe in, was also already said before so I didn't want to go over the same details again. I moved here from...I was living in Los Angeles for the past 7 years, and I just recently moved back to Cleveland. We looked for a house for almost a year, and at the time, there were really no Ledgeswood houses available. Then we found Ledgeswood, and I was like, "Oh, my God, this is the most amazing place I have ever been." I knew that was where we wanted to live. Luckily, the one house came available, and I knew that this was where I wanted to raise my son. The key factors are - we are community, and the safety. I am very worried, obviously, about what the lady before me just said, and my son walking to school.

PUBLIC HEARING (cont'd):

Ms. Bars (cont'd) - I was thinking about sending him to The Goddard School, but if that hotel gets built, that's obviously out of the window. I guess my big thing is, there already is retail there, and there is no crime; everything shuts down at 9:00 p.m. We haven't really had any issues, so why change something when everything is good now? We know things are good now, so let's keep it good. If there is development, the people that are going to be coming to retail are Strongsville residents. The hotel...these are transient...these aren't local residents that will be coming to stay at this hotel. We have no idea where they are coming from. The traffic increase is not going to change. If these people are going to Costco, they will stop at the retail development anyways - nothing will change. Except with the hotel, you'll have all these cars coming from out of town, so all that will change. I mean, everything else, everyone had already touched on. The key reason that we came to Strongsville...I grew up in Westlake, and I lived in Westlake before Crocker Park. I would walk to The Promenade to go to Blockbuster with my mom, and I just want that kind of safety for my son in Strongsville. I just don't feel that the hotel will ensure that. Please review the signatures; there are comments as well. I hope that you will oppose the rezoning. Thank you so much.

(Applause)

Curt Harler, 12936 Falling Water Drive, Strongsville, Ohio 44136: Curt Harler, 12936 Falling Water Drive. Whatever eventually goes into that parcel at 396-14-015, I hope that Council and the zoning commit; and both will require the development needed to purchase or negotiate access directly from State Route 82/Royalton Road. State Route 82 is a 4-lane highway, and direct access to the interstate. Falling Water Road is a small residential street - it's not built for heavy-duty traffic. Access probably would be best passed Trivs, and into the lot that way. We need to have some sort of a guarantee that the city will not breakthrough the circles in the condo areas - they are dedicated streets. It seems to me that they are right for back door entrances to any development that goes in there; whether it's retail, hotel, or whatever it would happen to be. We need to have some assurances that the development will not take signage out onto Falling Water Drive - nothing bigger than what's there for the office buildings. Certainly not electrified signs that show off the entrances, and the back doors to such a hotel property. The traffic from a proposed hotel will reach its maximums during the exact times when residents are coming and going. Hotels check out between 7:30 a.m. and 9:00 a.m., which is the exact time when residents are trying to get out to work. We have all heard about the traffic. Check in at any business hotel is the exact same thing. You're coming between 4:30 p.m. and 6:00 p.m., which is exactly when the traffic coming out of Cleveland, and the people coming home, passes down the street. We don't need further backups. We don't need to turn Falling Water Drive into a commercial artery; especially now, with the number of school buses, children going to pools, and that type of thing. I will speak very briefly to the rapid sales that were mentioned earlier of properties in Ledgewood. I think that speaks very much for quality of life in a residential neighborhood in Strongsville. I hope that the zoning committee and the Council will see to it to keep the quality of life, the residential quality, and the peaceful and subdued quality of the entrance area in Ledgewood, the way it is. Thank you.

(Applause)

Mr. Short - Thank you.

PUBLIC HEARING (cont'd):

Zarina Melik-Stepanova, 17631 Falling Leaves Road, Strongsville, Ohio 44136: Hello, my name is Zerina Melik-Stepanova, and I live at 17631 Falling Leaves Road. Good evening, esteemed City Councilmembers and my fellow residents. I am here tonight representing most of my neighbors to strongly urge you to vote against the proposed rezoning that would allow any development near our land. Let me be clear, I am not here to debate what kind of development might be acceptable. I am here because I am against the development of this land entirely. Our community has relied on the beauty and peace of this forested area. I believe it's greatest value lies in being left as it is - full of trees as a natural buffer that protects our neighborhood's character. This proposed hotel; however, is not only an unwanted development, it is a direct threat. Our primary concern, and one that should weigh heavily on every member of this Council, is the proximity to children and families. This hotel would be located just feet away from a licensed daycare center and numerous residential homes. The introduction of transient lodging in such close proximity raises serious concerns over child safety, potential loitering, and late-night disturbances that would shatter the calm family oriented environment we cherish. I ask you Councilmembers: Would you feel comfortable having a revolving door of strangers next to where your child plays? Where your family member tries to spend his/her afternoon? Or, where your elderly parents try to relax in the evening? The transient nature in public safety implications of a midscale, or budget-oriented hotel are undeniable. These establishments, by nature, invite short-term anonymous guests. This inevitably increases the burden on our police, fire, and emergency services without offering a consistent or predictable benefit to our local families. This is not a theoretical problem. This hotel will be designed to capture the crowds from the new Brown's Stadium bringing a revolving door of constant newcomers to the area for football games, concerts, and other large-scale events. These are people who have no stake in our community, who have no value in our neighborhood, and who care less (about) what they do to it. Their presence would bring late-night noise, traffic, and disturbances right to our doorstep after every major event. Furthermore, the traffic and infrastructure impact of this project cannot be ignored. No hotel traffic study has been provided that is specific to daycare drop-offs and school peak hours. Our residents already experience significant congestion along Royalton Road/State Route 82, Howe Road, and Pearl Road. An ODOT (Ohio Department of Transportation) funded study from 2023 already found that State Route 82 (Royalton Road) is at or near failure levels. This hotel would only add to that unbearable pressure. While a general traffic study might be provided, we must demand a comparative study of the vacant lot versus the hotel's impact. Particularly for the cut-through, residents will use to reach Costco, which will force traffic directly through a hotel parking lot, creating a significant new hazard. This project was extracted with no infrastructure improvements. That's not smart planning; it's patchwork policy. Beyond traffic, we are deeply concerned about the hydraulic and hydrological impact of this project. A 5-acre increase in impervious surface from this hotel will drastically increase stormwater runoff. Our community has already experienced rainfall this year that is 7 inches above average, and homes in Valley Creek, located downhill from this site, will directly affected. FEMA (Federal Emergency Management Agency) regulations explicitly forbid raising water surface elevation on existing structures. Yet, this development risks doing exactly that - threatening our homes and safety. The introduction of commercial lodging next to residential parcels also sets a dangerous precedence for property values and zoning; as many as of my resident...neighbors have stated. Residents made the biggest investments of their lives - their homes based on current zoning regulations. Changing these rules now feels like a bait and switch. Property values could decline due to increased noise, higher vehicle volume, and perceived safety concerns. The city shouldn't rewrite zoning rules that people relied on when making the biggest investment of their lives. Thank you very much.

(Applause)

PUBLIC HEARING (cont'd):

Mr. Short - Thank you.

Sarah Bradford, 17311 Falling Water Road, Strongsville, Ohio 44136: Hi, I am Sarah Bradford, I live at 17311 Falling Water Road. Sorry for my shaky voice. I don't like doing this kind of stuff, but I am here because I have a lot of kids, and we live on Falling Water. The safety of my kids is the number one reason I am in attendance. This hotel, this close to my home, is terrifying, quite frankly. I'm concerned for my children, my nieces and nephews who live in the neighborhood, and all the children in the neighborhood, and at The Goddard School. I have called the Strongsville police more times that I would like to admit because of the traffic, the running of the stop sign, and the traffic patterns on our street. I strongly believe that this hotel would drastically increase all of those things. I am very much opposed to this hotel being built. Speaking to the developer's stats on homes being bought recently in our neighborhood and sold. I have two direct family members...families who have just sold and bought new homes in our neighborhood because they love it so much and they don't want to leave. I think that this hotel has very, very...this hotel proposal will not add value to our homes. My family members did not move because of this hotel, they moved because they love our neighborhood and they don't want to leave - this hotel will change that. I hope that you guys will make an informed decision; and that you think about the safety of our children and the families who live in our neighborhood. Thank you.

(Applause)

Mr. Short - Thank you.

Chris Bourque, 17032 Woodleaf Road, Strongsville, Ohio 44136: Hi, my name is Chris Bourque, and I live at 17032 Woodleaf Road. I am part of the Ledgewood Association Board - I am the president. I do not speak on behalf of the HOA board on this. I am also a resident, but more importantly I am a parent at Goddard. Our children deserve to grow and learn in a place of safe environments. I will understand...I understand the importance of development and economic progress, but not every type of development belongs near a preschool. This hotel is one that bothers me the most. A study published by the National Institute of Health makes this point alarmingly clear in my opinion. The study analyzed how different types of land use correlate with violent crime. What they found should give all of us a moment to think about. "Hotels on average across the country experience 2.7 times more violent crimes than retail, which only has 1.06." Which means you're more likely to see a violent crime at a hotel than you are at retail. That's kind of been my whole thought about this whole thing all along: hotel versus retail. When it comes to me, I want to make sure my kids are safe. These aren't just numbers; these are potential safety risks. Being placed next to where our children, including my own, are taken to grow and learn in a safe environment. A place where children play outside whose playground will be less than 200 feet from the parking lot of that hotel. With the address being on Falling Water, we will be adding the additional vehicle traffic where parents walk their children in and out throughout the day, and where both businesses have similar peak times. I live directly down the street; I walk my child to Goddard quite a bit. I don't want to add traffic to that area. This is a place that should be surrounded by low-risk/family-oriented spaces, not developments statistically linked to higher violence. I respectfully urge you guys to deny the proposal for rezoning not out of opposition to growth, but in favor of responsible growth. Growth that strengthens the community and not endangers it. Thank you.

(Applause)

PUBLIC HEARING (cont'd):

Mr. Short - Thank you.

Anthony Karagiozis, 17145 Ridge Creek Road, Strongsville, Ohio 44136: Many of the amazing neighbors in Ledgewood have made a lot of the points - Zelina, especially, with the studies for ODOT, and so forth. I think just to quickly summarize the top 3 issues that my father, as a resident, would have. 1.) Obviously, traffic being one...a primary one. 2.) The rezoning defies your own 2019 Master Plan of how you envision Strongsville; because the rules and the layout that you have are not compatible with adding a hotel or rezoning that area. 3.) There is no guarantee to the public: There is no contract with a buyer, there is no master plan, there was no traffic study, and there weren't any real studies done to see what the impact would be to our services such as fire, police, EMS, and all of those things. I just want to go on the record to say that I am asking for you to vote down the rezoning proposal and to keep the promises that you've made to the residents when you created the vision for Strongsville as you did in 2019 and the subsequent years beyond that as well. Thank you.

Mr. Short - Thank you.

Bruce Sprague, 17413 Ridge Creek Road, Strongsville, Ohio 44136:

*** Wanted to note for the record he was opposed to the rezoning. ***

Kathi Chapman, 17520 Ridge Creek Road, Strongsville, Ohio 44136:

*** Wanted to note for the record she was opposed to the rezoning. ***

Karia Lanken, 11859 The Bluffs, Strongsville, Ohio 44136: Hello, my name is Karia Lanken, and we've covered a lot of stuff today. There's a few points I just want to make. I will try to be brief because I know we have been here for a long time. It's true what he said that we can't control who comes in, but you know what we can do? We can predict it. You are right here in the building with the police. You can talk to them about all the police reports that we've gotten as residents to see what's going on at the other hotels in town. That will tell you the kind of cross-section of things that are going to be happening right at the entrance to Ledgewood if this hotel goes up. It's not good - we don't get police reports for good things. Twelve and a half years ago, they wanted to build a hotel on the same site. Do you know what we got twelve and a half years ago? The same straw man arguments and the same boogeyman stories about what was going to happen because "Development is imminent; it's going to happen." "If you don't let us build this hotel, something is going to go up there and you won't like it - it could be horrible." It could be a Dollar store, it could be a restaurant, it could be anything." Still trees, and no boogeyman. I get it, that it is not an ideal location. Unlike the Costco thing, where that was zoned residential, but it couldn't really be used residentially, so it got rezoned for something it could be used for. This land might not be ideal - location, location, location, but it can be used for what it is currently zoned for, and it should be. I would like you to deny this rezoning request. Additionally, if you give an inch they will take a mile, and we all know it. If we give an inch and rezone it, any promises made...and I get that you're just doing your job, but any promises that are made and that are broken, you're going to be long gone selling the next piece of land. Our promises are going to fall on deaf ears just like the people on Lyami Court who are constantly complaining about how their buffer of trees is not protecting them from the noise, the garbage, and everything else. I know it's allegedly going to be some...the words were high-class/high-quality.

PUBLIC HEARING (cont'd):

Ms. Lanken (cont'd) - I have never been accused of being bougie, but a 3-star hotel is not high class and high quality in my opinion. Just to let you know, my final point for how not bougie I am, I woke up in a tent this morning. I was in Letchworth State Park — a beautiful state park up in New York. I was in New York on vacation this morning. I understand that you guys have to go away, you have to vote, and a couple of months later, we are going to find out what you guys said. This is not the first time I have come up against city hall on issues. In the last city we lived in we would occasionally get this response, "Well, there were other people who felt differently." I would like a show of hands today because I know not everybody that came here spoke. I would just like a show of hands today of how many people are for this hotel.

Mr. Jamison - If I could remind everybody that this is not for audience participation, it's to talk to Council. Thank you.

Mr. Short - This is not audience interaction; it's just to address the Council.

Ms. Lanken - We had our little residential meeting. It was not an official HOA meeting; it was just a residence meeting. How many people here are against the hotel?

Mr. Short - This is not for discussion.

Ms. Lanken - I get that...I get that. What I wanted to point out is that most people in Strongsville only had to drive a couple of miles to get here today. If they cared enough about it...about this hotel going in or not, they only had to drive a couple of miles to get here today. We cut our vacation short. My husband and I could still be in that tent. We could still be in New York, and we could still be enjoying our vacation. We cut it short and left at 7:00 a.m. this morning because that's how important it was for us to be at this meeting and to ask you to vote "no" on this hotel. It is not going to help Strongsville.

Mr. Short - Thank you, could you give us your address for the record? Not the tent one, but the real one you live at.

(Laughter)

Ms. Lanken - 11859 The Bluffs.

Mr. Short - Thank you.

(Applause)

Todd Stevenson, 16871 Woodleaf Road, Strongsville, Ohio 44136: Hello, and I appreciate the opportunity. My name is Todd Stevenson, and I live on 16871 Woodleaf Road. I am opposed to the changing of the zoning for a lot of reasons being in the community for 14 years in Ledgewood for that period of time. My challenge is to Council. You have a Master Plan...2019 it sounds like that was put in place. You have a major traffic problem in this city anywhere. I'm not going to compare retail versus hotel, or office. Take all that away and nothing happens, you have a major problem at the corner of I-71 and Royalton Road.

PUBLIC HEARING (cont'd):

Mr. Stevenson (cont'd) - I think it's irresponsible on your part, knowing that you have a problem, which is traffic, to then make an exception to a current zoning issue to only increase that. It comes down to tax revenue, and I understand. I am pro-growth, and I could not be more pro-growth; but it's the right growth within the current zoning that you've put forward. Thank you.

(Applause)

Richard Emch, 17272 Iyami Court, Strongsville, Ohio 44136: Hello, my name is Richard Emch, and I live at 17272 Iyami Court. I feel like it's Groundhog Day because not too long ago, Mr. Short was there, and Mr. Carbone was right there, and we were talking about the Royalton Collection. I remember John Peony came down in a very nice sports car and in a very nice Italian suit. He gave a very slick presentation full of all these promises on how upscale the Royalton Collection was going to be. They were going to do all these things, and it was going to be utopia. To save everybody's time, I am the guy from Iyami Court that complains all the time about it. If you would like, I can meet you, and we can walk on the buffer zone that Iyami Court bought between them, and I will show you a field of empty promises - that's my first point. My second point is, as we just talked about the traffic, I for one, when I get off of I-71, or when I come...I work in North Royalton, and even at 5:00 p.m., just getting across the bridge over I-71, sometimes it has taken me an hour to get from North Royalton High School to my house. I'm all for the exit ramp in Brunswick. How can Strongsville be fighting for an additional exit ramp because the traffic is too heavy, and then they say, "Hey, let's build another hotel." I mean, let's just shoot ourselves in the foot with that argument right there. Especially when all the people in Brunswick say, "Quit building." The next thing is Strongsville does have a Master Plan, and apparently it was 2019 — I thought it was older than that. I'm just asking a question. Why do people keep buying property in Strongsville and then asking for the zoning to be changed? I bought a residential condo in Ledgewood. When I bought it...or before I bought it, I didn't come and say, "Hey, I would like to raise hogs. Can you rezone that agricultural for me?" It is what it is. If I want to live on a farm, I would go buy a farm. I'm not going to buy a house and say, "Change it; I want hogs." My uncle was a hog farmer. If you know how that smells, you'd see. The final thing about the 3-star hotel and the upscale Royalton Collection: I don't care how many (letter) 'Es' you put on a Crowne Plaza; it's still a Holiday Inn. Thank you.

(Applause)

Mr. Short – Is there anyone else in this audience who would like to oppose this ordinance?

(No comments)

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

ORDINANCES AND RESOLUTIONS:

Ordinance No. 2025-075 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE FILING OF AN APPLICATION FOR FINANCIAL ASSISTANCE WITH THE CUYAHOGA COUNTY PLANNING COMMISSION UNDER THE HEALTHY URBAN TREE CANOPY GRANT PROGRAM PY2025; AUTHORIZING ACCEPTANCE OF FUNDS, AND DECLARING AN EMERGENCY.

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

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

Roll Call: All ayes. Motion carries. Ordinance No. 2025-075 ADOPTED.

Resolution No. 2025-076 by Mayor Perciak and All Members of Council. A RESOLUTION GRANTING PERMISSION TO REPURCHASE A CERTAIN CERTIFICATE FOR BURIAL RIGHTS IN THE STRONGSVILLE MUNICIPAL CEMETERY. [Findora]

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

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

Roll Call: All ayes. Motion carries. Resolution No. 2025-076 ADOPTED.

Ordinance No. 2025-077 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTION 474.13 OF TITLE TEN OF PART FOUR-TRAFFIC CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE RELATING TO CERTAIN REGULATIONS CONCERNING ELECTRIC BICYCLES, AND DECLARING AN EMERGENCY.

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

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

Roll Call: All ayes. Motion carries. Ordinance No. 2025-077 ADOPTED.

Resolution No. 2025-078 by Mayor Perciak and All Members of Council. A RESOLUTION ACCEPTING THE DONATION OF TWO (2) PROTECTIVE BALLISTIC VESTS FOR USE BY CRASH AND JAXX, CITY OF STRONGSVILLE POLICE DEPARTMENT K-9 OFFICERS.

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

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

Roll Call: All ayes. Motion carries. Resolution No. 2025-078 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2025-079 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING PARTICIPATION IN UNITED STATES GENERAL SERVICES ADMINISTRATION CONTRACTS FOR THE PURCHASE OF CELLULAR COMMUNICATIONS SERVICES AND EQUIPMENT FOR USE BY VARIOUS DEPARTMENTS OF THE CITY; AUTHORIZING THE MAYOR AND THE DIRECTOR OF FINANCE TO DO ALL THINGS NECESSARY TO ENTER INTO AGREEMENTS IN CONNECTION THEREWITH; AND DECLARING AN EMERGENCY.

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

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

Roll Call: All ayes. Motion carries. Ordinance No. 2025-079 ADOPTED.

Ordinance No. 2025-080 by Mayor Perciak and All Members of Council. AN ORDINANCE ACCEPTING FOR DEDICATION TO PUBLIC USE CERTAIN LANDS WITHIN PARK RIDGE CROSSING SUBDIVISION NO. 1; ACCEPTING CERTAIN PUBLIC UTILITIES CONSTRUCTED THEREIN AND AUTHORIZING AND DIRECTING THE ACTS REQUIRED IN FURTHERANCE THEREOF, AND DECLARING AN EMERGENCY.

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

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

Roll Call: All ayes. Motion carries. Ordinance No. 2025-080 ADOPTED.

Ordinance No. 2025-081 by Mayor Perciak and All Members of Council. AN ORDINANCE ACCEPTING FOR DEDICATION TO PUBLIC USE CERTAIN LANDS WITHIN PARK RIDGE CROSSING SUBDIVISION NO. 2; ACCEPTING CERTAIN PUBLIC UTILITIES CONSTRUCTED THEREIN AND AUTHORIZING AND DIRECTING THE ACTS REQUIRED IN FURTHERANCE THEREOF, AND DECLARING AN EMERGENCY.

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

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

Roll Call: All ayes. Motion carries. Ordinance No. 2025-081 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2025-082 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ACCEPT A GRANT OF EASEMENT FROM ERWIN ENTERPRISES, LLC FOR THE PURPOSES OF CONSTRUCTING, RECONSTRUCTING, MAINTAINING, OPERATING, AND REPAIRING A SANITARY SEWER SYSTEM IN CONNECTION WITH PARK RIDGE CROSSING SUBDIVISION NO. 1, AND DECLARING AN EMERGENCY.

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

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

Roll Call: All ayes. Motion carries. Ordinance No. 2025-082 ADOPTED.

Ordinance No. 2025-083 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING COOPERATION BY THE CITY WITH THE DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION AND CONSENTING TO THE INSTALLATION OF A LINING OF THE EXISTING CORRUGATED METAL DRAINAGE STRUCTURE LOCATED UNDER ROYALTON ROAD NEAR PROSPECT ROAD [CUY-SR-082-00.93; SFN 1806971; PID NO. 116837], IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

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

Roll Call: All ayes. Motion carries. Ordinance No. 2025-083 ADOPTED.

Resolution No. 2025-084 by Mayor Perciak and All Members of Council. A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE FINAL SITE PLAN FOR THE REPLACEMENT OF ANTENNAS AND RELATED EQUIPMENT ON AN EXISTING TELECOMMUNICATIONS TOWER ON CITY-OWNED PROPERTY LOCATED AT 15639 ROYALTON ROAD (PPN 399-02-005) IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

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

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

Roll Call: All ayes. Motion carries. Resolution No. 2025-084 ADOPTED.

ORDINANCES AND RESOLUTIONS (cont'd):

Ordinance No. 2025-085 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A NEW COLLECTIVE BARGAINING AGREEMENT BETWEEN THE INTERNATIONAL ASSOCIATION OF FIREFIGHTERS LOCAL 2882 AND THE CITY OF STRONGSVILLE THROUGH DECEMBER 31, 2027, AND DECLARING AN EMERGENCY.

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

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

Roll Call: All ayes. Motion carries. Ordinance No. 2025-085 ADOPTED.

ADJOURNMENT:

There being no further business to come before this Council, President Short adjourned the meeting at 7:37 p.m.



Marialena Beach
Council Secretary



Date