

**STRONGSVILLE PLANNING COMMISSION
AGENDA
Council Chambers
18688 Royalton Road**

**Thursday, April 13, 2023
6:00 PM**

- (A) 5:45 PM Caucus.
- (B) 6:00 PM Call to Order.
- (C) Approval of Minutes of March 23, 2023

(D) **NEW APPLICATIONS:**

1) **CAMDEN WOODS LLC/ Nick Catanzarite, Principal**

Parcel Consolidation of PPN's 393-15-002, 003, 004, 005, 006, 007, 008, 009, 010, 012, 013 and 014 for property located on Prospect and Royalton Roads zoned R1-75.

2) **CAMDEN WOODS/ Nick Catanzarite, Principal**

Final Site Plan approval of the proposed Camden Woods Subdivision consisting of 80 attached Single Family homes for property located at the corner of Prospect and Royalton Roads, PPN's 393-15-002, 003, 004, 005, 006, 007, 008, 009, 010, 012, 013 and 014 zoned R1-75. *BZA Variance Granted 4-13-22. ARB Favorable Recommendation 9-6-22.*

3) **INDUSTRIAL LAND PARTNERS HOLDINGS LLC/ David Pietrantone, Agent**

Parcel Consolidation of PPN's 394-05-007 and 394-03-013 located at 21855 Commerce Parkway zoned General Industrial.

4) **BRIGHTEN BEST INTERNATIONAL/ Jeff Certo, Agent**

Site Plan approval of a 225,000 addition to the existing Brighten Best building located at 21855 Commerce Parkway, PPN 394-03-013 and 394-05-007 zoned General Industrial. *BZA Variance Granted 3-22-23. ARB Favorable Recommendation 3-28-23.*

(D) NEW APPLICATIONS, Cont'd:

5) LIPOVITS CONSTRUCTION INC./ Paul Lipovits, Agent

Parcel Split of PPN 398-08-067 located on Rosalee Lane, zoned R1-75.

(E) REFERRALS FROM COUNCIL:

6) ORDINANCE NO. 2023-058:

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 at 8810 Pearl Road (PPNs 395-06-009; 395-06-010; 395-06-011; 395-06-012) in the City of Strongsville from GB (General Business) Classification to R-RS (Restaurant-Recreational Services) Classification.

(F) And any other business to come before this Commission.