

# STRONGSVILLE PLANNING COMMISSION

## AGENDA

Communication Center  
13213 Pearl Road

Thursday, October 9, 2008  
8:00 PM

- (A) 7:30 Caucus.
- (B) 8:00 PM Call to Order.
- (C) Approval of Minutes of September 25, 2008.

(D) **PUBLIC HEARINGS:**

1) **GYMBOREE PLAY & MUSIC/ Chad Emmerich, Agent**

Conditional Use Permit pursuant to Codified Ordinance Section 1258.03(a)(3)(D)(E) to allow Gymboree Play & Music Facility to occupy 3,600 SF of space at 14383 Pearl Road, PPN 396-18-015 zoned General Business.

(E) **NEW APPLICATIONS:**

2) **JOSEPH LIPOVITS/Principal**

Lot Split and Consolidation of PPN 398-08-048 & 007 located Pin Oak Drive, zoned R1-75.

3) **SHEETZ, INC./ Stephen W. Funk, Agent**

Lot Consolidation of PPN 392-16-002 and 003 for property located at the northwest corner of Prospect and Royalton Roads, zoned Motorist Service and General Business.

4) **SHEETZ, INC./ Stephen W. Funk, Agent**

Site Plan approval of a 4,997 SF building for a future Sheets Store and Car Wash to be located at the northwest corner of Prospect and Royalton Roads, PPN 392-16-002 and 003 zoned Motorist Service and General Business.

(F) **NEW APPLICATIONS, Cont'd:**

5) **YOUR WINE CELLAR/ Chris McKim, Principal**

Conditional Use pursuant to Codified Ordinance Section 1258.03(3)(A)(7) and 1242.07 to allow a Do It Yourself Winery establishment to occupy 2,100 SF of space at 8385 Pearl Road, PPN 396-19-003 zoned General Business.

6) **AT & T/ Bob Sterba, Agent**

Site Plan approval of a utility pole with a pole mounted telephone cabinet and an underground manhole within a private easement located at 18900 Boston Road, PPN 397-26-001 zoned General Business.

(G) **REFERRALS FROM COUNCIL:**

7) **Ordinance No. 2008-186**

**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 18489 PEARL ROAD IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS) CLASSIFICATION TO CS (COMMERCIAL SERVICE CLASSIFICATION) (PPN 397-18-002).**

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