

# STRONGSVILLE PLANNING COMMISSION

## REVISED AGENDA

Council Chambers  
18688 Royalton Road

Thursday, April 13, 2006

8:00 PM

- (A) 7:30 PM Caucus
- (B) 8:00 PM Call to Order
- (C) Approval of Minutes of March 23, 2006 and March 27, 1997

(D) **PUBLIC HEARINGS:**

1) **YOUNG CHEF'S ACADEMY/ Krista Searles, Agent**

A Conditional Use Permit to utilize 1,600 SF of space as a recreational cooking school for children, located at 14759 Pearl Road, part of PPN 396-19-001 zoned General Business.

(E) **NEW APPLICATIONS:**

2) **WAL-MART SUPERCENTER STORE/ Jonathan Pickering, Agent**

Site Plan approval of a 98,878 SF addition to the existing Wal-Mart building; property located at 8585 Pearl Road, PPN 395-08-010 zoned General Business.

3) **ASTRO INSTRUMENTATION L.L.C./ Dan Matson, Agent**

Site Plan approval of a 20,000 SF addition to property located at 22740 Lunn Road, PPN 393-08-010 zoned General Industrial.

**4) L & Y PROPERTIES/ Darrell Young, Agent**

A Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07 to utilize 460 SF as a outdoor patio for Coldstone Creamery store and the adjacent Quiznos sub-shop, located at 14224-14244 Pearl Road, PPN 393-18-017 zoned General Business.

**5) WESTWOOD PLACE APARTMENTS/ Ronald Kluchin, Agent**

Site Plan approval of a 1,077 SF addition to property located at 18800 Westwood Drive, PPN 396-10-012, zoned Senior Residence.

**6) AT & T/ Courtney Norris, Agent**

Approval of the Site and Landscaping Plan for an above-ground Equipment Cabinet and Cement Pad for property located at 18626 Admiralty, PPN 397-18-014, zoned R1-75.

**7) STRONGSVILLE FIRE & EMERGENCY SERVICES HEADQUARTERS-STATION NUMBER 4/ RCU Architects, Norm Casini, Agent**

Site Plan approval of the new Ward 4 Fire Station located on the east side of Prospect Road, PPN 394-06-009 zoned Public Facilities.

**(F) PARCEL SPLITS AND SUBDIVISIONS:**

**8) MICHAEL J. ELLMAN SUBDIVISION/ Michael J. Ellman, Owner**

- a) Deviation to permit a subdivision without sanitary sewers, pursuant to Codified Ordinance Section 1228.01(i).
- b) Subdivision of PPN 393-37-038 to be split into two parcels, listed as Parcel A and Parcel B, located at 19262 Bowman Drive zoned R1-75.

9) **IMPERIAL PARKWAY SUBDIVISION, PHASE 2/ Christopher Dempsey, Agent**

Final Subdivision Plan approval for Phase 2 of the expansion of Imperial Parkway, PPN 393-08-002 zoned General Industrial.

10) **WESTWOOD FARMS SFD & CD / Chris Bender, Agent**

Revised Overall Preliminary Development Plan approval for 28 Single Family Sublots for property located on the western edge of the existing Westwood Farms Subdivision, PPN 392-02-001 and 392-02-020 zoned R1-100.

11) **D & L McNielly & P. Melchoir/ Chris Bender, Agent**

Parcel split of block "M-D" of Monticello at High Point Subdivision No. 11, and adjoining parcel to existing sublots 294 within High Point Subdivision No. 6 and 370 within High Point Subdivision No. 7, PPN 397-18-052 and 391-20-142 zoned R1-75.

12) **HIGH POINT HOA/ Kenneth Evans, Agent**

Consolidation of block "G" from Monticello Subdivision at High Point Subdivision No. 11 and block "W-5" in High Point Subdivision No. 8, Phase IV to create one consistent parcel of 1.8686 acres, PPN 397-25-001 zoned R1-75.

13) **BRECKENRIDGE SUBDIVISION/ Frank Colabianchi, Principal**

Approval of a deviation to waive the requirements of sidewalks on the south side of the entrance of Breckenridge Lane known as Block A, pursuant to Codified Ordinance Section 1252.21(l) PPN 391-14-054 zoned R1-75.

G) **REFERRALS FROM COUNCIL**

14) **ORDINANCE NO. 2006-68**

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 PROSPECT ROAD NORTH OF DRAKE ROAD (PPN 394-06-009) IN THE CITY OF STRONGSVILLE FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION.

**15) ORDINANCE NO. 2006-69**

AN ORDINANCE AMENDING SECTION 1250.01 AND ENACTING A NEW CHAPTER 1261 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE IN ORDER TO ESTABLISH A NEW MIXED-USE DISTRICT.

**16) ORDINANCE NO. 2006-70**

AN ORDINANCE AMENDING SECTION 1272.12 OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE CONCERNING MULTIPLE USE BUSINESS IDENTIFICATION SIGNS.

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

