

# STRONGSVILLE PLANNING COMMISSION

## REVISED AGENDA

Council Chambers  
18688 Royalton Road

Thursday, April 27, 2006

8:00 PM

- (A) 7:30 PM Caucus
- (B) 8:00 PM Call to Order
- (C) Approval of Minutes of April 13, 2006, September 11, 1997, July 10, 1997, and June 14, 2001

(D) **PUBLIC HEARINGS:**

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

- a) Approval a Modification of Parking requirements pursuant to Zoning Code Section 1270.04(b) to permit 19 less parking spaces for property located at 14224-14244 Pearl Road and where the Code requires 89 spaces and where only 70 spaces are intended.
- b) 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. \* ARB favorable recommendation 4-25-06

(E) **NEW APPLICATIONS:**

2) **Macy's/ John Behra, Agent**

Revision to the Master Sign Program pursuant to C. O. Section 1272.12(a)(7), designated as M1, M2, M3, M4, M5 and M6 for Westfield Shoppingtown, refacing (6) existing wall signs from Kaufmann's to Macy's, (1) for the north east elevation, (1) for the north east entrance, (1) for the north west elevation, (1) for the north west entrance, and (1) for the south west elevation for property located at 17447 Royalton Road, part of PPN 396-20-001 zoned Shopping Center. \* ARB Favorable Recommendation 2-23-06.

3) **DICK'S SPORTING GOODS/ Tim McCourt, Agent**

Revision to the Master Sign Program pursuant to C. O. Section 1272.12(a)(7), to add (4) signs for Dick's Sporting Goods, for Westfield Shoppingtown for property located at 17071 South Park Center, part of PPN 396-22-001 zoned Shopping Center.

4) **SANTO/GILLESPIE ITALIAN CARRY-OUT/ Scott Gillespie, Principal**

A Conditional Use Permit pursuant to C.O. Section 1242.07 and 1258.02 (a)(2)(A)(5) to utilize 440 SF of space as a carry-out restaurant, property located at 10252 West 130<sup>th</sup> Street, PPN 398-12-019 zoned Local Business.

5) **OLDJA & CAMPEAN/ Alexandru Campean, Principal**

Parcel Split and Consolidation of .0485 acres for property located at 14091 Sprague Road and 14264 Wilma Drive, PPN 398-02-011 & 398-02-044 zoned R1-75.

6) **PARKVIEW HOMES CONTRACTING , LLC/ Roger Puzitello, Principal**

A Conditional Use Permit pursuant to Codified Ordinance Section 1252.28 for use of a temporary sales trailer for the Siedel Farms Subdivision, PPN 392-13-002 and 392-13-004 zoned R-TC.

7) **MARIA GARDENS/ John Reys, Agent**

Site Plan Approval for the addition of 22 parking spaces including 4 which are van accessible on the east elevation of the Maria Gardens building property located at 20465 Royalton Road, PPN 393-16-001 zoned R1-75.

8) **DANIEL L. MASUGA/Daniel Masuga principal**

Approval of a Parcel Split of .09368 acres out of PPN 398-06-005, property located at 8988 West 130<sup>th</sup> Street and consolidating .02342 acres with PPN 398-06-020, 398-06-021, 398-06-022 and 398-06-023 located on Whitney Road zoned R1-75.

(F) **REFERRALS FROM COUNCIL**  
9) **ORDINANCE NO. 2006-86**

AN ORDINANCE VACATING A PORTION OF CONCORD AVENUE, AMENDING THE LOCAL STREET PLAN FOR STRONGSVILLE PARK SUBDIVISION, BY ADOPTING A NEW STREET PLAN FOR CONCORD AVENUE AND DECLARING AN EMERGENCY.

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