

# STRONGSVILLE PLANNING COMMISSION

## REVISED AGENDA

Council Chambers  
18688 Royalton Road

Thursday, May 11, 2006

8:00 PM

- (A) 7:30 PM Caucus
- (B) 8:00 PM Call to Order
- (C) Approval of Minutes of April 27, 2006 and September 25, 1997

(D) **FINAL APPROVALS:**

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

Final Site Plan approval of the new Ward 4 Fire Station located on the east side of Prospect Road, PPN 394-06-009 zoned General Industrial (currently being considered by City Council for rezoning to Public Facility).

- 2) **SCHNEIDER RESERVE SFD & CD SUBDIVISION/Tim  
Dean,Agent**

a) Preliminary and Final Subdivision Plan approval of the Schneider Reserve SFD & CD Subdivision, Phase I consisting of 33 Cluster sublots, PPN 395-22-001, 002, 003 and 004 zoned R1-100. \*ARB Favorable Recommendation 5-9-06.

b) Tax Split Map for Phase I, 33 cluster units into the existing Schneider Reserve SFD & CD Subdivision, PPN's 395-22-001, 395-22-002, 395-22-003 and 395-22-004 zoned R1-100.

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

Revision to the Master Sign Program to add (3) signs for Dick's Sporting Goods, for Westfield Shoppingtown for property located at 17071 South Park Center, part of PPN 396-20-001 zoned Shopping Center. \*ARB Favorable Recommendation 5-9-06.

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

a) Modification of Parking requirements pursuant to Zoning Code Section 1270.04(b) to permit 20 less parking spaces for property located at 14224-14244 Pearl Road and where the Code requires 89 spaces and where only 69 spaces are proposed.

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 5-9-06

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

a) Consolidation of PPN's 393-08-009 and 393-08-010 located at 22740 Lunn Road, zoned General Industrial.

b) Final Site Plan approval of a 20,000 SF addition to property located at 22740 Lunn Road, PPN's 393-08-009 and 393-08-010 zoned General Industrial. \* ARB Favorable Recommendation 4-25-06.

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

Approval of the Site and Landscaping Plan for an above-ground Equipment Cabinet and Cement Pad in a private easement for property located at 18626 Admiralty, PPN 397-18-014, zoned R1-75. ARB Favorable Recommendation 4-25-06

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**7) GILL PODIATRY/ Geis Construction, Agent**

- a) Lot Consolidation of 4.1034 Acres for property located on Ascoa Court, PPN 393-07-012 and 393-07-013.
- b) Final Site Plan approval of a new 41, 600 SF Building of which 32,000 SF is to be used as a warehouse and 9,600 SF for Office Space to be located on Ascoa Court, PPN 393-07-012 and 393-07-013 zoned General Industrial.

**8) 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. \* Town Center Certificate of Appropriateness 4-18-06. ARB Favorable Recommendation 4-25-06.

**(E) NEW APPLICATIONS:**

**9) SLIM & CHUBBY'S/ Terry Oster, Principal**

Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(A)(7) and 1242.07 to install and utilize a 39.6' x 48' deck as an outdoor patio for property located at 12492 Prospect Road, part of PPN 392-12-018 zoned General Business.

**10) PALMERS GRILL/ Ron Pohl, 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 Palmers Grill, located at 17100 Royalton Road, PPN 396-14-007 zoned Shopping Center.

**(F)            SUBDIVISIONS:**

**11)    CASTLEWOOD SUBDIVISION/Chris Bender, Agent**

- a)**    Approval of a deviation to waive the requirements of sidewalks on the south side of PPN 391-14-004 pursuant to Codified Ordinance Section 1252.21(i) zoned R1-75.
  
- b)**    Preliminary and final subdivision approval for the Castlewood Subdivision consisting of twenty-seven (27) single family lots and one common block, PPN 391-14-005 and part of PPN's 391-14-003, 391-14-004 and 391-14-006 zoned R1-75.

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