

STRONGSVILLE PLANNING COMMISSION

AGENDA

**Council Chambers
18688 Royalton Road**

Thursday, May 24, 2007

8:00 PM

- (A) **7:30 Caucus**
- (B) **8:00 PM Call to Order**
- (C) **Approval of Minutes of May 10, 2007**

(D) **FINAL APPROVALS:**

- 1) **SCHNEIDER RESERVE SFD & CD SUBDIVISION / Eric Kramer, Agent**
 - a) Preliminary and Final Subdivision Plan approval for the proposed Schneider Reserve SFD & CD Subdivision, Phase 2, to consist of 18 Detached Cluster Sublots; property located on Ranier Court, PPN's 395-22-001, 002, 003 and 004 zoned R1-100. *ARB Favorable Recommendation 5-8-07.*
 - b) Tax Split Map for Phase 2, 18 Detached Cluster Units into the existing Schneider Reserve SFD & CD Subdivision, PPN's 395-22-001, 002, 003, and 004 zoned R1-100.
 - c) Revised Site Plan approval to locate the Ground Sign on the east side of the entryway for Schneider Reserve for property located off Whitney Road, PPN 395-22-001, 002, 003 and 004 zoned R1-100. *ARB Favorable Recommendation 5-8-07.*

(E) **NEW APPLICATIONS:**

2) **MARK REDDING/BANNER SERVICE CORPORATION/ Bill Sliwinski, Agent**

Parcel split of Block "D" of Prospect Park Subdivision No. 1 to create two equal lots, Block D-1 having 4.9872 acres and Block D-2 having 5.0043 acres, property located at 17382 Foltz Parkway, PPN 394-04-002 zoned General Industrial.

3) **REAM BUILDERS OF CASTLEWOOD, LLC./ Robert Ream, Principal**

Subdivision Entranceway Landscape and Signage Plan for the Castlewood Subdivision entrance located at 9410 Prospect Road, PPN 391-14-108 zoned R1-75.

4) **MASSAGE ENVY LTD. /David Mann, Agent**

Site Plan approval for a new 2,980 SF tenant space to be used for a massage clinic for property located at 500 South Park Center, Part of PPN 396-20-001 zoned Shopping Center.

5) **WESTFIELD/SOUTHPARK MALL/ Larry Powers, Agent**

Amendment to the Master Sign Program for Westfield Shoppingtown SouthPark Mall adding (1) sign (M55) for Massage Envy, property located at 500 SouthPark Center, PPN 396-20-001 zoned Shopping Center.

6) **AT & T/ Thomas J. Fogarty, Agent**

Site plan approval for an above ground electronic telephone equipment cabinet with pedestal to be located in a private easement at 17862 North Inlet Drive, PPN 399-31-090 zoned R1-75.

(E) **NEW APPLICATIONS, cont'd:**

7) **GOURME' DELI & RESTAURANT/ Azar Khouri, Principal**

Conditional Use Permit pursuant to C.O. Sections 1258.03(a)(3)(A)(7) and 1242.07(b) to utilize 1040 SF as an outdoor patio for the Gourme' Deli & Restaurant located at 15315 Pearl Road, PPN 396-19-003 zoned General Business.

8) **K & F PROPERTIES STRONGSVILLE, LLC/ John Picard, Agent**

Site plan approval for renovations to the existing Strongsville Theatre site for a future retail tenant to be located at 14767 Pearl Road, part of PPN 396-19-001 zoned General Business.

(F) **REFERRALS FROM COUNCIL:**

9) **ORDINANCE NO. 2007-89**

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 9029 Pearl Road and 17230 Whitney Road (PPN 395-10-019 and part of PPN 395-10-003) in the City of Strongsville from MS (MOTORIST SERVICE) classification to GB (GENERAL BUSINESS) classification.** (TGI Pearl Road Investors, LLC; Owner.)

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