

# STRONGSVILLE PLANNING COMMISSION

## AGENDA

**Council Chambers  
18688 Royalton Road**

**Thursday, June 29, 2006**

**8:00 PM**

- (A) 7:30 PM Caucus
- (B) 8:00 PM Call to Order
- (C) Approval of Minutes of June 8, 2006, April 11, 2002, June 27, 2002, July 25, 2002 and January 27, 2000.

(D) **FINAL APPROVALS**

(1) **EVERY WALDEN/ Tim Dean, Agent**

Site Plan approval for entryway monument; signage and landscaping/fencing at the main entrance of Avery Walden Reserve Subdivision located at Webster Road, PPN 398-25-001 zoned R1-100. \*ARB favorable recommendation 6-13-06.

(2) **SIEDEL FARMS DEVELOPERS, LLC/ Chris Bender, Agent**

Site Plan approval for entryway monument, signage and landscaping /fencing at the main entrance of Siedel Farms Subdivision located off Westwood Drive, PPN's 391-14-005 and part of 391-14-003, 391-14-004 and 391-14-006, zoned R1-75. \*ARB favorable recommendation 6-13-06.

(3) **TSW INDUSTRIES/ Ralph Wilcox, Agent**

Site Plan approval of a 5,000 SF steel building to be used for storage and a 9,800 SF Parking Expansion for property located at 14960 Foltz Parkway, PPN 392-02-006 zoned General Industrial. \*ARB favorable recommendation 6-13-06.

**(D) FINAL APPROVALS, Cont'd**

**(4) M & B STRONGSVILLE, LLC, Matthew C. Neff, Agent**

- a) Deviation to permit a subdivision without sanitary sewers on Howe Road, pursuant to Codified Ordinance Section 1228.01(i).
- b) Subdivision Plat of PPN's 396-25-003, 399-04-005; 399-04-006 and 399-04-010 to be subdivide two parcels, listed as Sublot 1 and Sublot 2, located on Howe and Tracy Lane. Zoned R1-75.

**(5) ASHLEY OAKS HOMEOWNERS ASSOCIATION/ Eric Herman, President**

Site Plan approval for the modification of a landscape plan for property located on Chestnut Oak Lane, Part of PPN 393-11-003, zoned R1-75.

**(6) WESTFIELD/SOUTHPARK MALL/ Larry Powers, Agent**

Revision to the Master Sign Program to add (6) signs, one for Dick's Sporting Goods, two for Westfield Shoppingtown and two for CineMark and for the relocation of the JCPenney sign for property located at 17071 South Park Center, part of PPN 396-20-001 zoned Shopping Center. \*ARB favorable recommendation 6-13-06.

**(7) WESTFIELD/SOUTHPARK MALL/ Larry Powers, Agent**

Approval of the proposed Design Criteria for the tenant's façade design, providing for the guidelines for storefront design for the Westfield Shoppingtown Expansion located at 17017 South Park Center, PPN 396-20-001 zoned Shopping Center. \*ARB favorable recommendation 6-13-06.

**(8) 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.

**(D) FINAL APPROVALS, Cont'd**

**(9) INTERNATIONAL KARATE CENTER/ Jeff Ellis, Principal**

- a) Subdivision of PPN 393-37-052 located on Pearl Road zoned General Business.
- b) Site Plan approval of a new 5,293 SF Retail Building for a single use as a Karate Center to be located on Pearl Road, PPN 393-37-052 zoned General Business.

**(E) NEW APPLICATIONS:**

**(10) BW3/ Kerry Illes, Agent**

Site Plan approval of a 2,045 SF Addition for a Banquet Room for property located at 8465 Pearl Road, PPN 395-08-013 zoned R-RS.

**(F) REFERRALS FROM COUNCIL**

**(11) Ordinance No. 2006-126**

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 THE NORTHWEST CORNER OF PEARL ROAD AND STRONGSVILLE BOULEVARD (PPN 392-05-005) IN THE CITY OF STRONGSVILLE FROM GB (GENERAL BUSINESS) CLASSIFICATION TO MS (MOTORIST SERVICES CLASSIFICATION).

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