

STRONGSVILLE PLANNING COMMISSION

REVISED AGENDA

**Council Chambers
18688 Royalton Road**

Thursday, July 13, 2006

8:00 PM

- (A) 7:30 PM Caucus
- (B) 8:00 PM Call to Order
- (C) Approval of Minutes of June 29, 2006, September 12, 2002, December 13, 2001, October 12, 2000, April 27, 2000, and March 29, 2000.

- (D) **PUBLIC HEARING:**
 - (1) **SANTO/GILLESPIE ITALIAN CARRY-OUT/ Scott Gillespie, Principal**
 - a) A Conditional Use Permit pursuant to C.O. Section 1242.07 and 1258.02 (a)(2)(A)(5) to utilize 1,628 SF of space as a carry-out restaurant, property located at 10252 West 130th Street, PPN 398-12-019 zoned Local Business.
 - b) Site plan approval of a 1,628 SF building to be used as a carry-out pizza shop for property located at 10252 West 130th Street, PPN 398-12-019 zoned Local Business.
* BZA approval 6-14-06, ARB Favorable Recommendation 7-11-06.

- (E) **FINAL APPROVALS:**
 - (2) **ALL FOILS/ Scott Wangler, Agent**

Site Plan approval of a 140,000 SF Office and Warehouse Building for property located on Imperial Parkway, PPN, 393-08-002, Sublot 3 zoned General Industrial. ARB Favorable Recommendation 6-27-06.

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(3) 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. * BZA approval 5-24-06, ARB Favorable Recommendation 7-11-06.

(4) 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. * ARB Favorable Recommendation 7-11-06.

(F) SUBDIVISIONS:

(3) STONEBROOK RUN SUBDIVISION/ Dave Terry, Principal

- a) Revised Overall Preliminary Subdivision Plan approval of 19 Single Family Dwellings and 9 Detached Cluster Units located on Boston Road, west of Prospect
- b) Final Subdivision Plan approval of 19 Single Family Dwellings and 9 Detached Cluster Units located on Boston Road, west of Prospect
- c) Tax Split Map approval for the Stonebrook Run Subdivision Cluster Area consisting of 9 detached units located within the Stonebrook Run Subdivision, located on Boston Road, west of Prospect Road, PPN 394-20-00, zoned R1-75

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(G) NEW APPLICATIONS:

(4) NATIONAL CITY BANK/ Jason Jardine, Agent

Site Plan approval of a new 3,569.75 SF Bank Building to be located on Pearl and Shurmer Roads, PPN 397-01-041 zoned General Business.

(5) PEARL ROAD SHOPPING CENTER/ Robert Zarzycki, Agent

Site Plan approval of the Exterior Renovations to the existing Pearl Road Shopping Center; property located at 14490 Pearl Road, PPN 393-19-038 zoned General Business.

(6) EMSCO/ Bruce Taylor, Agent

a) Lot Split and Consolidation of property located on the north east corner of Darice and Royalton Road, PPN 392-08-004 and 392-08-006.

b) Site plan approval of a 52,128 SF expansion to property located at the east corner of Darice and Royalton Road, PPN 392-08-004 and 392-08-006, zoned General Industrial.

(7) STRONGSVILLE UNITED METHODIST CHURCH/ Dale Serne, Agent

Site Plan approval of a new 25,800 SF Church and related structures to be located on Royalton Road, PPN 398-29-002 zoned Public Facility.

(H) MISCELLANEOUS BUSINESS:

(8) COMPUTER SYSTEMS COMPANY/ William Zimmerman, Principal

An extension of time until July 14, 2007 for the Site Plan approval to construct a new 47,500 SF Office Building to be located on Foltz Parkway, PPN 394-08-003 zoned General Industrial as originally approved by the Planning Commission on July 14, 2005.

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