

**STRONGSVILLE PLANNING COMMISSION
AGENDA**

**Council Chambers
18688 Royalton Road**

**Thursday, April 28, 2011
8:00 PM**

- (A) **7:30 Caucus.**
- (B) **8:00 PM Call to Order.**
- (C) **Approval of Minutes of March 24, 2011.**

(D) **NEW APPLICATIONS:**

1) **FIRST FEDERAL OF LAKEWOOD PLAZA/ Tim Dean, Agent**

Site Plan approval of a 6,900 SF multi tenant commercial building for property located at 14009, 14031 and 14047 Pearl Road, PPN 396-17-118 and 026 zoned General Business.

2) **WEBSTER ROAD LLC, SUBDIVISION III/ Tim Dean, Agent**

Parcel split and Consolidation of PPN's 398-25-005 and 398-17-032 located on the west side of Webster Road, north of Avery Walden Subdivision Phase I zoned R1-100.

3) **AVERY WALDEN RESERVE PHASE 1B / Tim Dean, Agent**

Parcel split of PPN's 398-17-032 located on the north side of Calderdale Lane zoned R1-100.

4) **CONTE'S CAFÉ/ Crystal Conte, Owner**

Conditional Use Permit pursuant to Codified Ordinance Section 1242.07 and 1258.03(a)(3)(A)(6) to allow the Conte's Cafe to occupy 1,100 SF of space as a coffee and desert shop **and allowing a maximum seating of 40** for property located at 11115 Prospect Road, PPN 392-17-001 zoned Local Business.

(D) **NEW APPLICATIONS, Cont'd:**

5) **STEPS CENTER FOR EXCELLENCE IN AUTISM/ Jennifer Might, Agent**

- a) Conditional Use Permit pursuant to Codified Ordinance Section 1262.04(a)(4)(B) to allow a therapeutic and vocational training school for teens and young adults with Autism at 21337 Drake Road PPN 394-12-010 zoned General Industrial.
- b) Approval for Multiple Occupancy pursuant to Codified Ordinance Section 1262.14 to allow STEPS Center for Excellence in Autism to occupy 5,400 SF of space at 21337 Drake Road, PPN 394-12-010 zoned General Industrial.

6) **LEMONBERRY FROZEN YOGURT/ Frank Colabianchi, Agent**

- a) Conditional Use Permit pursuant to C.O. Sections 1258.02(b), 1258.03(a)(3)(A)(7) and 1242.07(b) to utilize approximately 408 SF as an unenclosed outdoor patio for the Lemonberry Frozen Yogurt located at 12927 Pearl Road, PPN 396-08-003 zoned General Business.
- b) Site Plan approval for a 408 SF outdoor patio for Lemonberry Frozen Yogurt located at 12927 Pearl Road, PPN 396-08-003 zoned Local Business.

7) **KUMO BUFFET/ Mark Ruby, Agent**

- a) Conditional Use Permit pursuant to Codified Ordinance Section 1242.07 and 1258.03(a)(3)(A)(6) to allow the Kumo Buffet to occupy 9,000 SF of space as restaurant for property located at 14783 Pearl Road, PPN 392-17-001 zoned General Business.
- b) Site Plan approval for exterior renovations for Kumo Buffet located at 14783 Pearl Road, PPN 392-17-001 zoned General Business.

(E) **REFERRALS FROM COUNCIL:**

8) **ORDINANCE NO. 2011-055**

AN ORDINANCE **AMENDING SECTIONS 1258.03(a)(2) AND (c)(3) AND ENACTING NEW SECTION 1242.07(b)(8)** OF TITLE SIX OF PART TWELVE-PLANNING AN ZONING CODE OF THE CODIFIED ORCINANCES OF THE CITY OF STRONGSVILLE **IN ORDER TO ESTABLISH REGULATIONS FOR CREMATORIES, AND DECLARING AN EMERGENCY.**

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