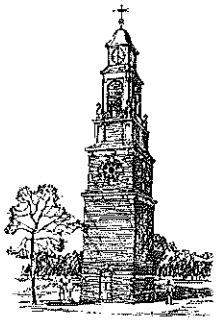

City of Strongsville

16099 Foltz Parkway
Strongsville, Ohio 44149-5598
Phone: 440-580-3110
Council Office Fax: 440-572-1648
www.strongsville.org

City Council

James A. Kaminski
Ward 1

Annmarie P. Roff
Ward 2

Kelly A. Kosek
Ward 3

Gordon C. Short
Ward 4

Joseph C. DeMio
At-Large

James E. Carbone
At-Large

Matthew A. Schonhut
At-Large

Aimee Pientka, MMC
Clerk of Council

Tiffany Mekeel, CMC
Assistant Clerk of Council

June 17, 2021

NOTICE

The following meeting has been scheduled by Council for **Monday, June 21, 2021,** to be held in the Mike Kalinich, Sr. City Council Chambers, at 18688 Royalton Road:

7:30 p.m. **Strongsville City Council Caucus Meeting**

8:00 p.m. **Strongsville City Regular Council Meeting**

In light of the coronavirus emergency, in order to encourage social distancing and pursuant to recently passed Amended Substitute House Bill 197, notice is hereby given that certain members of City Council may attend and participate in the meeting by means of teleconference. Public access to the meeting will be provided by means of electronic technology to the media and general public on the Livestream service available on the City of Strongsville website. In addition, this meeting can be seen and heard on the local public access cable channel, Channel 21.

BY ORDER OF THE COUNCIL:
Aimee Pientka, MMC
Clerk of Council

City Council

James A. Kaminski
Ward 1

Annmarie P. Roff
Ward 2

Kelly A. Kosek
Ward 3

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City of Strongsville

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www.strongsville.org

June 17, 2021

MEETING NOTICE

City Council has scheduled the following meetings for ***Monday, June 21, 2021,*** to be held in the Caucus Room and the Council Chamber at the ***Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road:***

Caucus will begin at 7:30 p.m. ***All committees listed will meet immediately following the previous committee:***

7:30 P.M. **Planning, Zoning & Engineering Committee** will meet to discuss Ordinance Nos. 2020-104, 2021-092 and 2021-093.

Finance Committee will meet to discuss Ordinance No. 2021-094.

Committee of the Whole will meet to discuss Resolution No. 2021-080.

8:00 P.M. **Regular Council Meeting**

Any other matters that may properly come before this Council may also be discussed.

BY ORDER OF THE COUNCIL:
Aimee Pientka, MMC
Clerk of Council

STRONGSVILLE CITY COUNCIL REGULAR MEETING
MONDAY, JUNE 21, 2021 AT 8:00 P.M.
Mike Kalinich Sr. City Council Chamber
18688 Royalton Road, Strongsville, Ohio

AGENDA

1. CALL TO ORDER:

2. PLEDGE OF ALLEGIANCE:

3. CERTIFICATION OF POSTING:

4. ROLL CALL:

5. COMMENTS ON MINUTES:

   - *Council Meeting – June 7, 2021*

6. APPOINTMENTS, CONFIRMATIONS, AWARDS AND RECOGNITION:

   - Mayor's re-appointment and Council confirmation of Brian J. David to a four (4) year term on the City's Planning Commission, effective September 1, 2021 and expiring on August 31, 2025.

   - Administration of Oath of Office to Jason C. Bravo appointed as Patrol Officer for the Strongsville Police Department.

7. PUBLIC HEARING:

   - Ordinance No. 2021-064 by Mayor Perciak and All members of Council. 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 VACANT LAND AND REAL ESTATE LOCATED AT ROYALTON ROAD AND PROSPECT ROAD IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO LB (LOCAL BUSINESS) CLASSIFICATION (PART OF PPN'S 393-15-003 AND 393-15-004), AND FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PART OF PPN'S 393-15-002; 393-15-003; 393-15-004 AND ALL OF 393-15-005; 393-15-006; 393-15-007; 393-15-008; 393-15-009; 393-15-010; 393-15-012; 393-15-013 AND 393-15-014), AND DECLARING AN EMERGENCY. *First reading and referred to Planning Commission 05/03/21. Favorable recommendation by the Planning Commission 05/13/21. Second reading 05/17/21. Public hearing set for 06/21/21.*

8. REPORTS OF COUNCIL COMMITTEE:

   - SCHOOL BOARD – Ms. Kosek:

   - SOUTHWEST GENERAL HEALTH SYSTEM – Mr. Short:

   - BUILDING AND UTILITIES – Mr. DeMio:

   - COMMUNICATIONS AND TECHNOLOGY – Ms. Roff:

   - ECONOMIC DEVELOPMENT– Mr. Carbone:

   - FINANCE – Mr. DeMio:

   - PLANNING, ZONING AND ENGINEERING – Mr. Schonhut:

- PUBLIC SAFETY AND HEALTH – Mr. Short:
- PUBLIC SERVICE AND CONSERVATION – Mr. Kaminski:
- RECREATION AND COMMUNITY SERVICES – Ms. Kosek:
- COMMITTEE-OF-THE-WHOLE – Mr. Schonhut:

9. REPORTS AND COMMUNICATIONS FROM THE MAYOR, DIRECTORS OF DEPARTMENTS AND OTHER OFFICERS:

- MAYOR PERCIAK:
- FINANCE DEPARTMENT:
- LAW DEPARTMENT:

10. AUDIENCE PARTICIPATION:

11. ORDINANCES AND RESOLUTIONS:

- Ordinance No. 2020-104 by Mayor Perciak and All Members of Council. 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 VARIOUS PROPERTIES AND VACANT LAND LOCATED ON OR NEAR PROSPECT ROAD, IN THE CITY OF STRONGSVILLE FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (Portions of PPNs 394-14-001; 394-14-002; 394-14-003); AND FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO R1-75 (ONE FAMILY 75) CLASSIFICATION (Portions of PPNs 394-14-004; 394-14-005; 394-14-006; 394-14-007), AND DECLARING AN EMERGENCY, AS AMENDED. *First reading and referred to the Planning Commission 07/20/20. Extension of time granted by Council on 09/08/20, 11/16/20, 12/21/20, 02/01/21 and 03/01/21 to the Planning Commission to submit its report. Unfavorable recommendation by the Planning Commission 04/22/21, for original legislation; and favorable recommendation given to alternative proposed by the Planning Commission. Second reading and amended 05/03/21. Public hearing 06/07/21.*

- Ordinance No. 2021-080 by Mayor Perciak and All Members of Council. AN ORDINANCE ENACTING A NEW CHAPTER 850 ENTITLED "TENANT'S RIGHT TO PAY TO STAY" OF TITLE TWO OF PART EIGHT-BUSINESS REGULATION AND TAX CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY. *First reading 05/17/21.*

- Ordinance No. 2021-092 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE RESURFACING OF DRAKE ROAD FROM HOWE ROAD TO WEST 130TH STREET, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

- Ordinance No. 2021-093 by Mayor Perciak and All Members of Council. AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE CITY OF STRONGSVILLE MUNICIPAL OFFICE PARKING LOT RESURFACING PROJECT, AND DECLARING AN EMERGENCY.

- Ordinance No. 2021-094 by Mayor Perciak. AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2021 AND REPEALING ORDINANCE NO. 2021-058.

12. COMMUNICATIONS, PETITIONS AND CLAIMS:

13. MISCELLANEOUS BUSINESS:

14. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2020 – 104

By: Mayor Perciak and All Members of Council

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 VARIOUS PROPERTIES AND VACANT LAND LOCATED ON OR NEAR PROSPECT ROAD, IN THE CITY OF STRONGSVILLE FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (Portions of PPNs 394-14-001; 394-14-002; 394-14-003); AND FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO R1-75 (ONE FAMILY 75) CLASSIFICATION (Portions of PPNs 394-14-004; 394-14-005; 394-14-006; 394-14-007)~~; FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO R1-100 (ONE FAMILY 100) CLASSIFICATION (Portions of PPNs 394-18-009; 394-20-023; 394-20-029); AND FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO R1-100 (ONE FAMILY 100) CLASSIFICATION (Portions of PPNs 394-18-009; 394-20-023; 394-20-029)~~, AND DECLARING AN EMERGENCY*, AS AMENDED*.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of various properties and vacant land located on or near Prospect Road, and such properties are more fully described in the respective Exhibits as indicated and depicted in Exhibit "~~E~~C" as follows, **and furthermore, amending the Zoning map to remove the current building and parking setback lines on PPNs 394-14-001, 394-14-002, 394-14-003, 394-14-004, 394-14-005, 394-14-006 and 394-14-007,** all of which are attached hereto and incorporated herein by reference:

1. Vacant land located at or near 18270 Prospect Road and 18402 Prospect Road from GI (General Industrial) classification to RT-C (Townhouse-Cluster) classification, being portions of PPNs 394-14-001; 394-14-002; and 394-14-003 (Exhibit "A");
2. Property located at 18494, 18580, 18714 and 18630 Prospect Road from GI (General Industrial) classification to R1-75 (One Family 75) classification, being portions of PPNs 394-14-004; 394-14-005; 394-14-006; and 394-14-007 (Exhibit "B");
3. ~~Vacant land located north of James Way Road from GI (General Industrial) classification to R1-100 (One Family 100) classification, being portions of PPNs 394-18-009; 394-20-023; and 394-20-029 (Exhibit "C"); and~~
4. ~~Vacant land located north of James Way Road from R1-75 (One Family 75) classification to R1-100 (One Family 100) classification, being portions of PPNs 394-18-009; 394-20-023; and 394-20-029 (Exhibit "D").~~

Section 2. That the Clerk of Council is hereby authorized to cause the necessary changes on the Zoning Map to be made in order to reflect the zoning changes in classification as provided in this Ordinance.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to rezone such properties in order to provide for the orderly development of lots and lands within the City, to afford the applicant an opportunity to submit plans and commence construction as weather permits, to enhance economic development within the City, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First reading: July 20, 2020.

Second reading: May 03, 2021

Third reading: _____

Public Hearing: June 7, 2021

Referred to Planning Commission

July 21, 2020

Approved: Unfavorable recommendation by Planning Commission with proposed alternative April 22, 2021.

_____
President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	Yea	Nay
Carbone	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Schonhut	_____	_____
Short	_____	_____

Attest: _____
Clerk of Council

ORD. No. 2020-104. Amended: 05-03-21
1st Rdg. 07/20/20. Ref: PC/PZE.
2nd Rdg. 05-03-21 Ref: PZE
3rd Rdg. _____ Ref: _____

Pub Hrg. 06-07-21 Ref: _____
Adopted: _____ Defeated: _____

April 9, 2021

GI to RT-C (Prospect Road)
Zoning 54.7949 Acres
Portions of P.P.N.'s 394-14-001, 394-14-002 & 394-14-003

LEGAL DESCRIPTION

Situated in the City of Strongsville, County of Cuyahoga, and State of Ohio, and known as being part of Parcel "B" in a Lot Split of part of Original Strongsville Township Lot 82 as shown by the plat recorded in Volume 317, Page 75 of Cuyahoga County Map Records and part of Parcel "D" in a Plat of Survey and Property Split of part of Original Strongsville Township Lot 82 as shown by the plat recorded in Volume 322, Page 95 of Cuyahoga County Map Records and part of Original Strongsville Township Lot 82, and bounded and described as follows:

Beginning at a point in the centerline of Prospect Road, 60 feet wide, at the southeasterly corner of said Original Lot 82;

Thence North 0 degrees 00 minutes 18 seconds West along the centerline of Prospect Road, 666.71 feet to its intersection with the northerly line of a parcel of land conveyed to Thomas A. Swan by deed recorded as A.F.N. 201401230259 of Cuyahoga County Records;

Thence South 88 degrees 57 minutes 07 seconds West along the northerly line of said land conveyed to Thomas A. Swan, 330.05 feet to a point, and the principal place of beginning of the parcel herein described;

Thence South 88 degrees 57 minutes 07 seconds West along the northerly line of said land conveyed to Thomas A. Swan, 1257.38 feet to its intersection with an easterly line of said Parcel "B";

Thence South 1 degree 53 minutes 38 seconds West along an easterly line of said Parcel "B", 642.67 feet to its intersection with the southerly line of said Original Lot 82;

Thence South 89 degrees 50 minutes 04 seconds West along the southerly line of said Original Lot 82, 1135.36 feet to the southwesterly, corner thereof, being also the southeasterly corner of Consolidated Parcel "BC" in a Map of Survey and Consolidation as shown by the plat recorded in Volume 380, Page 7 of Cuyahoga County Map Records;

Thence North 1 degree 35 minutes 43 seconds East along the westerly line of said Original Lot 82, 635.92 feet to a point;

Thence North 85 degrees 29 minutes 38 seconds East, 675.61 feet to a point;

Thence North 1 degree 35 minutes 43 seconds East 918.06 feet to an angle point on the southerly line of Sublot 3 in the Subdivision Plat for Strongsville Business Park as shown by the plat recorded in Volume 333, Page 38 of Cuyahoga County Map Records;

EXHIBIT A

Donald Bohning & Associates
7979 Hub Parkway
Valley View, Ohio 44125
T 216.642.1130
F 216.642.1132

GI to R1-75 (Prospect Road)
Zoning – 15.8624 Acres
Portions of P.P.N.'s 394-14-004, 394-14-005, 394-14-006 to 394-14-007
DGB 4423 June, 2020

LEGAL DESCRIPTION

Situated in the City of Strongsville, County of Cuyahoga, and State of Ohio, and known as being part of Original Strongsville Township Lot 82, and bounded and described as follows:

Beginning at a point in the centerline of Prospect Road, 60 feet wide, at the southeasterly corner of said Original Lot 82;

Thence North 0 degrees 00 minutes 18 seconds West along the centerline of Prospect Road, 121.02 feet to its intersection with the northerly line of a parcel of land conveyed to Edna L. Vaughn by deed recorded as A.F.N. 201002170072 of Cuyahoga County Records;

Thence South 88 degrees 57 minutes 07 seconds West along the northerly line of said land conveyed to Edna L. Vaughn, 330.05 feet to a point, and the principal place of beginning of the parcel herein described;

Thence South 88 degrees 57 minutes 07 seconds West along the northerly line of said land conveyed to Edna L. Vaughn, 1275.49 feet to a point at its intersection with the easterly line of Parcel "B" in a Lot Split Map of part of Original Strongsville Township Lot 82 as shown by the plat recorded in Volume 317, Page 75 of Cuyahoga County Map Records;

Thence North 1 degree 53 minutes 38 seconds East along the easterly line of said Parcel "B", 546.32 feet to a point at its intersection with the southerly line of Parcel "D" in a Plat of Survey and Property Split as shown by the plat recorded in Volume 322, Page 95 of Cuyahoga County Map Records;

Thence North 88 degree 57 minutes 07 seconds East along the southerly line of said Parcel "D", 1257.38 feet to a point;

Thence South 0 degrees 00 minutes 18 seconds East, being parallel to the centerline of Prospect Road, 545.69 feet to the principal place of beginning, and containing 15.8624 acres of land as described by Donald G. Bohning & Associates, Inc. in April, 2020.

The courses used in this description are referenced to an assumed meridian, and are used to indicate angles only.

m:\adcadd\p\4423\documents\legals\gi to r1-75 zoning_ud 2020-06-30.docx

EXHIBIT B

Thence North 89 degree 25 minutes 03 seconds East along the southerly line of said Sublot 3, the southerly line of Parcel "A" and Parcel "C" in a Lot Split and Adjoinment Map as shown by the plat recorded in Volume 283, Page 4 of Cuyahoga County Map Records, and Parcel "B" in a Lot Split and Consolidation as shown by the plat recorded in Volume 337, Page 76 of Cuyahoga County Map Records, 1696.99 feet to a point;

Thence South 00 degrees 00 minutes 18 seconds East 955.10 feet to the principal place of beginning, and containing 54.7949 acres of land.

The courses used in this description are referenced to an assumed meridian, and are used to indicate angle only.

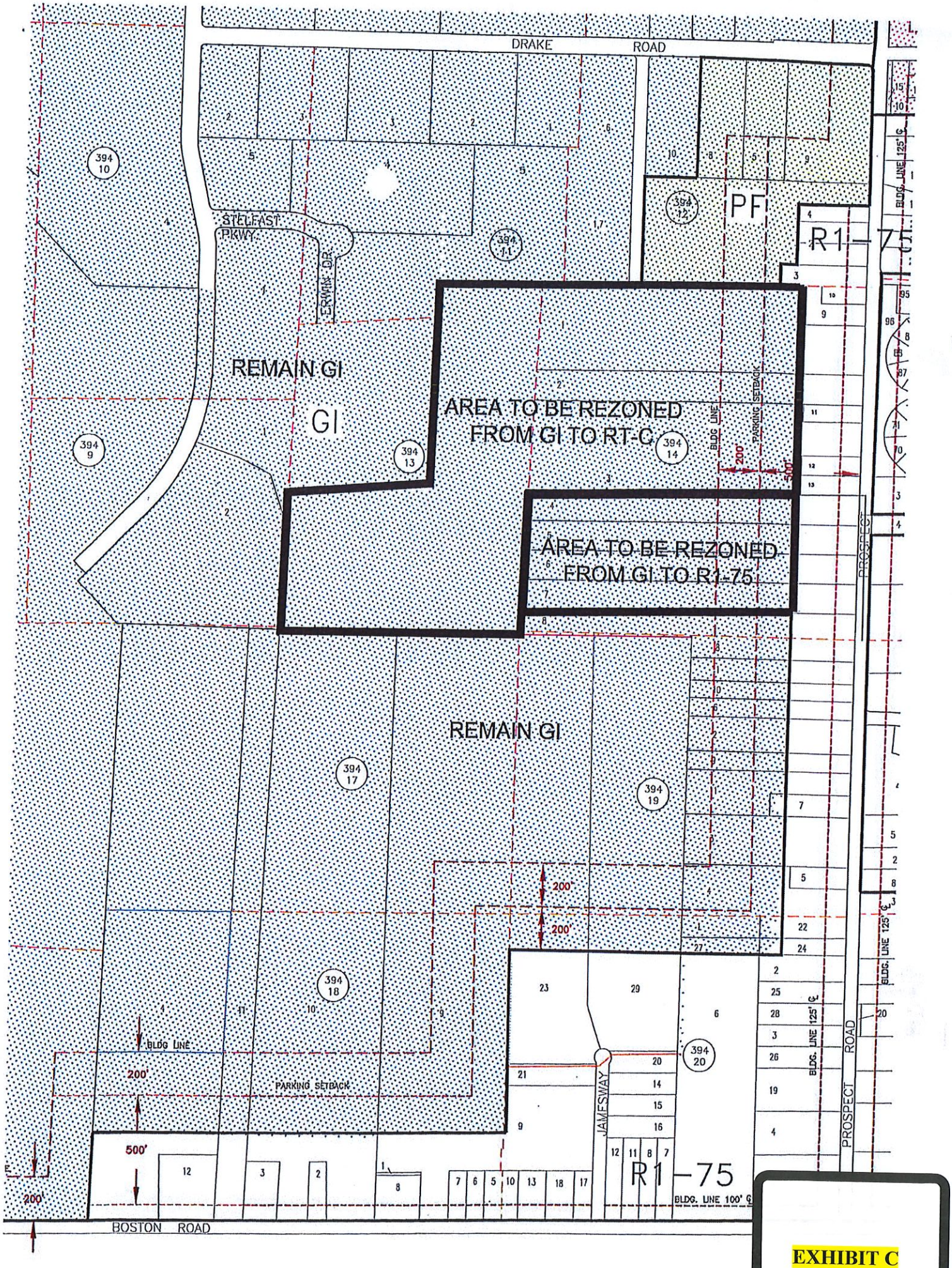
DRAKE ROAD
STELFAST PKWY.
ERWIN DR.
REMAIN GI
GI
AREA TO BE REZONED FROM GI TO RT-C
AREA TO BE REZONED FROM GI TO R1-75
REMAIN GI
PF
R1-75
394 10
394 9
394 13
394 14
394 12
394 11
394 17
394 18
394 19
394 20
BLDG. LINE
PARKING SETBACK
200'
500'
JAMESWAY
PROSPECT ROAD
BLDG. LINE 125' ℄
BLDG. LINE 100' ℄
BOSTON ROAD

EXHIBIT C

MEMORANDUM

TO: **Aimee Pientka, Council Clerk**
Neal Jamison, Law Director

FROM: Carol Brill, Administrative Assistant, Boards & Commissions

SUBJECT: **Referrals to Council**

DATE: April 23, 2021

Please be advised that at its meeting of April 22, 2021, the Strongsville Planning Commission gave Unfavorable Recommendation to the following;

ORDINANCE NO. 2020-104

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 Various Properties and Vacant Land Located on or Near Prospect Road, in the City of Strongsville from GI(General Industrial) Classification to RT-C (Townhouse-Cluster) Classification (Portions of PPN's 394-14-001; 394-14-002; 394-14-003); From GI (General Industrial) Classification to R1-75 (One Family 75) Classification (Portions of PPN's 394-14-004; 394-14-005; 394-14-006; 394-14-007); From GI (General Industrial) Classification to R1-100 (One Family 100) Classification (Portions of PPNs 394-18-009; 394-20-023; 394-20-029); and From R1075 One Family 75) Classification to R1-100 (One Family 100) Classification (Portions of PPNs 394-18-009; 394-20-023; 394-20-029 and Declaring an Emergency.

At that same meeting Planning Commission gave Favorable Recommendation to the following;

Recommendation to City Council pursuant to Article IV Section 5 (e) of the Charter and C.O. Section 1244.01 (a) to amend the zoning map to change the designation of certain portions of P.P.N.'s 394-14-001, 394-14-002 and 394-14-003 from General Industrial (GI) to Residential Townhouse and Cluster (RTC) and to change the designation of certain portions of P.P.N.'s 394-14-004, 394-14-005, 394-14-006 to 394-14-007 from General Industrial (GI) to Residential 1-75 (R1-75) consistent with the map attached hereto and to remove the current building and parking setback lines on the zoning map on these parcels.

PETITION FOR ZONING CHANGE

Ordinance Number: 2020-104

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class GI use to a class RT-C use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: The property is split-zoned adjacent to residential properties; access and industrial development are restricted by location, regulation, and topography with streams, ravines and trees.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: Residential development is supported by the Master Plan and will not be detrimental to, but beneficial to the existing homes on Prospect and east of Prospect.

Please list other supporting documents (if any) which accompany this petition:

1. Legal description and map
2. Proposed site plan
3.

THE PROPOSED USE OF THE PROPERTY IS: Residential housing of detached single family homes and a variety of cluster homes.

Name, address and **telephone number** of applicant or applicant's agent:

Name: Tiburon Investments, Inc.; Chris A. Bender, Agent

Address: 22700 Royalton Road, Strongsville, OH 44149

Telephone Number: 440-238-9440, Ext. 150

Chris A. Bender Agent
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed in my presence this 7th day of July, 2020.

ANN M. BARLOW
Notary Public
State of Ohio
My Comm. Expires
February 2, 2025

Ann M. Barlow
Notary Public

My commission expires: 2/2/2025

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PROPERTY DESCRIPTION FORM

Ordinance Number: 2020-104

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: None given (south of Erwin Drive)

Permanent Parcel No.: Portion of 394-14-001

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) West of Prospect Road, South of Erwin Drive and Drake Road

Number and type of buildings which now occupy property (if any): Vacant land

Acreage: See legal

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): None

Said deed restrictions (will) (have) expire(d) on: N/A

Said property is presently under lease or otherwise encumbered as follows: N/A

Owner(s)	Percent of Ownership:
Tiburon Investments Inc.	
1. Chris A. Bender, Agent	100 %
2.	%
3.	%

Chris A. Bender agent
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 7th day of July, 2020.

Ann M. Barlow
Notary Public

ANN M BARLOW
Notary Public
State of Ohio
My Comm. Expires
February 2, 2025

My commission expires 2/2/2025

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PETITION FOR ZONING CHANGE

Ordinance Number: 2020-104

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class GI use to a class RT-C use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: The property is split-zoned, the first 300' along Prospect Road being RI-75 and the remaining rear portion being GI. Truck access is prohibited and the rear GI portion is restricted.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: Residential development is supported by the Master Plan and will not be detrimental to, but beneficial to the existing homes on Prospect and east of Prospect.

Please list other supporting documents (if any) which accompany this petition:

1. Legal description and map
2. Proposed site plan
3.

THE PROPOSED USE OF THE PROPERTY IS: Residential housing of detached single family homes and a variety of cluster homes.

Name, address and **telephone number** of applicant or applicant's agent:

Name: Parkview Custom Homes of Ohio, LLC, Chris Bender, Agent

Address: 22700 Royalton Road, Strongsville, OH 44149

Telephone Number: 440-238-9440 Ext 150

Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed in my presence this 7th day of July, 2020.

ANN M BARLOW
Notary Public
State of Ohio
My Comm. Expires
February 2, 2025

Notary Public

My commission expires: 2/2/2025

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PROPERTY DESCRIPTION FORM

Ordinance Number: 2020-104

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: 18270 Prospect Road

Permanent Parcel No.: Portion of 394-14-002

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Prospect Road to the east

Number and type of buildings which now occupy property (if any): Vacant land

Acreage: See legal

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): None

Said deed restrictions (will) (have) expire(d) on: N/A

Said property is presently under lease or otherwise encumbered as follows: N/A

Owner(s)	Percent of Ownership:
1. Parkview Custom Homes, LLC By, North Park Developrs, LLC Chris A. Bender, Agent	100 %
2.	%
3.	%

Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 7th day of July, 2020.

Notary Public

ANN M BARLOW
Notary Public
State of Ohio
My Comm. Expires
February 2, 2025

My commission expires 2/2/2025

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PETITION FOR ZONING CHANGE

Ordinance Number: 2020-104

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class GI use to a class RT-C use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: The property is split-zoned, the first 300' along Prospect Road being RI-75 and the remaining rear portion being landlocked GI

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: Residential development is supported by the Master Plan and will not be detrimental to, but beneficial to the existing homes on Prospect and east of Prospect.

Please list other supporting documents (if any) which accompany this petition:

1. Legal description and map
2. Proposed site plan
3.

THE PROPOSED USE OF THE PROPERTY IS: Residential housing of detached single family homes and a variety of cluster homes.

Name, address and **telephone number** of applicant or applicant's agent:

Name: Emil S. Karim

Address: 17102 Rabbit Run Drive, Strongsville, OH 44136

Telephone Number:

Emil S. Karim
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed in my presence this 6th day of July, 2020

see attachment

Notary Public

My commission expires:

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF San Diego)

Subscribed and sworn to (or affirmed) before me on this 6th (Date) day of July (Month), 2020 (Year)

by Emil Kacim

(Name of Signers)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Elyse H. Solomon
(Signature of Notary Public)

ELYSE H. SOLOMON
COMM. #2297963
Notary Public · California
San Diego County
My Comm. Expires July 20, 2023

(Seal)
(Place Notary Seal Above)

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

PROPERTY DESCRIPTION FORM

Ordinance Number: 2020-104

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: 18402 Prospect Road

Permanent Parcel No.: Portion of 394-14-003

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Prospect Road to the east

Number and type of buildings which now occupy property (if any): Vacant land

Acreage: See legal

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): None

Said deed restrictions (will) (have) expire(d) on: N/A

Said property is presently under lease or otherwise encumbered as follows: N/A

Owner(s)	Percent of Ownership:
1. Emil S. Karim	100 %
2.	%
3.	%

Emil S. Karim
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 6th day of July, 2020.

see attachment

Notary Public

My commission expires

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

CALIFORNIA JURAT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)

COUNTY OF San Diego)

Subscribed and sworn to (or affirmed) before me on this 6th (Date) day of July (Month), 2020 (Year)

by Emil Karim

(Name of Signers)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature: Elyse H. Solomon
(Signature of Notary Public)

NRO1 ELYSE H. SOLOMON
COMM. #2297963
Notary Public · California
San Diego County
My Comm. Expires July 20, 2023 NRO1

(Seal)
(Place Notary Seal Above)

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent attachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____

Number of Pages: _____

Signer(s) Other Than Named Above: _____

PETITION FOR ZONING CHANGE

Ordinance Number: 2020-104

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class GI use to a class R1-75 use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: These properties are split-zoned; frontage on Prospect is R1-75 and the rear, greater, landlocked acreage is zoned GI and undevelopable as zoned

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: Residential development is supported by the Master Plan and will not be detrimental to, but beneficial to the existing homes on Prospect and east of Prospect

Please list other supporting documents (if any) which accompany this petition:

1. Legal description and map
2. Proposed site plan
3.

THE PROPOSED USE OF THE PROPERTY IS: Detached single family and a variety of cluster homes

Name, address and **telephone number** of applicant or applicant's agent:

Name: Thomas A. Swan

Address: 19512 Bowman Drive, Strongsville, OH 44149

Telephone Number: 440-263-4400

Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed in my presence this 7th day of July, 2020.

ANN M BARLOW
Notary Public
State of Ohio
My Comm. Expires
February 2, 2025

Notary Public

My commission expires: 2/2/2025

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PROPERTY DESCRIPTION FORM

Ordinance Number: 2020-104

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: 18494, 18580 and 18714 Prospect Road

Permanent Parcel No.: Portions of 394-14-004, 394-14-005, and 394-14-007

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Prospect Road to the east

Number and type of buildings which now occupy property (if any): Single family homes on parcels 394-14-005 and 394-14-007

Acreage: See legals

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): None

Said deed restrictions (will) (have) expire(d) on: N/A

Said property is presently under lease or otherwise encumbered as follows: N/A

Owner(s)	Percent of Ownership:
1. Thomas A. Swan	100 %
2.	%
3.	%

Thomas A. Swan
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 7th day of July, 2020.

Ann M. Barlow
Notary Public

ANN M BARLOW
Notary Public
State of Ohio
My Comm. Expires
February 2, 2025

My commission expires 2/2/2025

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PETITION FOR ZONING CHANGE

Ordinance Number: 2020-104

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class GI use to a class R1-75 use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: The property is split-zoned; frontage on Prospect is R1-75 and the rear, greater, landlocked acreage is zoned GI and undevelopable as zoned

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: Residential development is supported by the Master Plan and will not be detrimental to, but beneficial to the existing homes on Prospect and east of Prospect.

Please list other supporting documents (if any) which accompany this petition:

1. Legal description and map
2. Proposed site plan
3.

THE PROPOSED USE OF THE PROPERTY IS: Detached single family and a variety of cluster homes

Name, address and **telephone number** of applicant or applicant's agent:

Name: Cynthia Sophia Katakos

Address: P.O. Box 3376, Jackson, WY 83001

Telephone Number:

Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed in my presence this 6th day of July, 2020.

ANN M BARLOW
Notary Public
State of Ohio
My Comm. Expires
February 2, 2025

Notary Public

My commission expires: 2/2/2025

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PROPERTY DESCRIPTION FORM

Ordinance Number: 2020-104

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: 18630 Prospect Road

Permanent Parcel No.: Portion of 394-14-006

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Prospect Road to the east

Number and type of buildings which now occupy property (if any): 1 Single Family Home

Acreage: See legal

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): None

Said deed restrictions (will) (have) expire(d) on: N/A

Said property is presently under lease or otherwise encumbered as follows: Short-term rental agreement

Owner(s)	Percent of Ownership:
1. Cynthia Sophia Katakos	100 %
2.	%
3.	%

Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 6th day of July, 2020.

Notary Public

ANN M BARLOW
Notary Public
State of Ohio
My Comm. Expires
February 2, 2025

My commission expires 2/2/2025

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PETITION FOR ZONING CHANGE

Ordinance Number: 2020-104

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class GI use to a class R1-100 use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: Each of the 3 parcels have a small percentage of R1-75 zoning along frontage. The remaining land is zoned GI. Access and industrial development are restricted by location, regulation and topography, largely containing streams, ravines and woods

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: Residential development is supported by the Master Plan. Low density, single family, detached homes will not be detrimental to, but beneficial for the residential neighborhoods in the area of Prospect and Boston Roads

Please list other supporting documents (if any) which accompany this petition:

1. Legal description and map
2. Proposed site plan
3.

THE PROPOSED USE OF THE PROPERTY IS: Low density, detached single family homes

Name, address and **telephone number** of applicant or applicant's agent:

Name: North Park Developers, LLC, Chris A. Bender, Agent

Address: 22700 Royalton Road, Strongsville, OH 44149

Telephone Number: 440-238-9440 Ext 150

Signature of Owner(s) agent

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed in my presence this 7th day of July, 2020.

ANN M BARLOW
Notary Public
State of Ohio
My Comm. Expires
February 2, 2025

Ann M. Barlow
Notary Public

My commission expires: 2/2/2025

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PROPERTY DESCRIPTION FORM

Ordinance Number: 2020-104

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: No addresses north of James Way Road

Permanent Parcel No.: Portions of 394-18-009, 394-20-023 and 394-20-029

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Parcel 394-18-009 has frontage along the north side of Boston Road. The remaining land has frontage at the north end of James Way Road

Number and type of buildings which now occupy property (if any): Vacant land

Acreage: See legal

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): None

Said deed restrictions (will) (have) expire(d) on: N/A

Said property is presently under lease or otherwise encumbered as follows: N/A

Owner(s)	Percent of Ownership:
North Park Developers, LLC	
1. Chris A. Bender, Agent	100 %
2.	%
3.	%

Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 7th day of July, 2020.

Ann M. Barlow
Notary Public

ANN M BARLOW
Notary Public
State of Ohio
My Comm. Expires
February 2, 2025

My commission expires 2/2/2025

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PETITION FOR ZONING CHANGE

Ordinance Number: 2020-104

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class R1-75 use to a class R1-100 use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: This will remove the split-zoning condition and coincide with the proposed rezoning of the rear portions of these 3 parcels from GI to R1-100

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: Residential development is supported by the Master Plan. Low density, single family, detached homes will not be detrimental to, but beneficial for the residential neighborhoods in the area of Prospect and Boston Roads

Please list other supporting documents (if any) which accompany this petition:

1. Legal description and map
2. Proposed site plan
3.

THE PROPOSED USE OF THE PROPERTY IS: Low density, detached single family homes

Name, address and **telephone number** of applicant or applicant's agent:

Name: North Park Developers, LLC, Chris A. Bender, Agent

Address: 22700 Royalton Road, Strongsville, OH 44149

Telephone Number: 440-238-9440 Ext 150

Chris A. Bender agent

Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed in my presence this 7th day of July, 2020.

ANN M BARLOW
Notary Public
State of Ohio
My Comm. Expires
February 2, 2021

Ann M. Barlow

Notary Public

My commission expires: 2/2/2025

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PROPERTY DESCRIPTION FORM

Ordinance Number: 2020-104

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: No addresses north of James Way Road

Permanent Parcel No.: Portions 394-18-009, 394-20-023, and 394-20-029

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Parcel 394-18-009 has frontage along the north side of Boston Road. The remaining land has frontage at the north end of James Way Road

Number and type of buildings which now occupy property (if any): Vacant land

Acreage: See legals

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): None

Said deed restrictions (will) (have) expire(d) on: N/A

Said property is presently under lease or otherwise encumbered as follows: N/A

Owner(s)	Percent of Ownership:
1. North Park Developers, LLC Chris A. Bender, Agent	100 %
2.	%
3.	%

Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

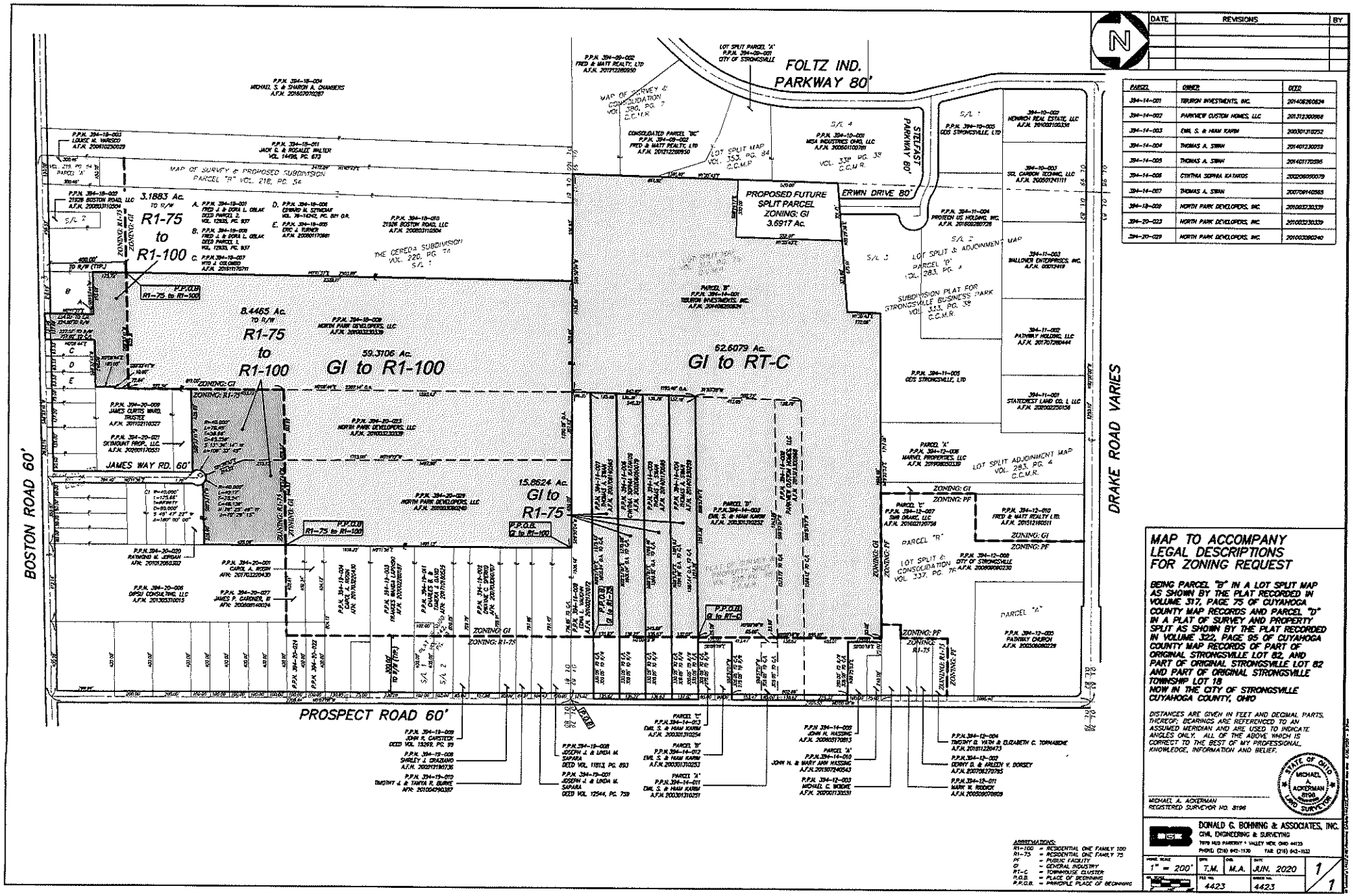
Sworn to and subscribed to in my presence this 7th day of July, 2020.

Notary Public

ANN M BARLOW
Notary Public
State of Ohio
My Comm. Expires
February 2, 2025

My commission expires 2/2/2025

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.



DATE	REVISIONS	BY

PARCEL	OWNER	DEED
394-14-001	TERURON INVESTMENTS, INC.	201408260824
394-14-002	PARKVIEW CUSTOM HOMES, LLC	201312300968
394-14-003	EMIL S. & HANI KARNI	200301310252
394-14-004	THOMAS A. SWAN	201401230059
394-14-005	THOMAS A. SWAN	201401170395
394-14-006	CYNTHIA SOPHIA KATAKOS	200206050079
394-14-007	THOMAS A. SWAN	200708140565
394-18-009	NORTH PARK DEVELOPERS, INC.	201003230339
394-20-023	NORTH PARK DEVELOPERS, INC.	201003230339
394-20-029	NORTH PARK DEVELOPERS, INC.	201003260240

MAP TO ACCOMPANY LEGAL DESCRIPTIONS FOR ZONING REQUEST

BEING PARCEL "B" IN A LOT SPLIT MAP AS SHOWN BY THE PLAT RECORDED IN VOLUME 317, PAGE 75 OF CUYAHOGA COUNTY MAP RECORDS AND PARCEL "D" IN A PLAT OF SURVEY AND PROPERTY SPLIT AS SHOWN BY THE PLAT RECORDED IN VOLUME 322, PAGE 95 OF CUYAHOGA COUNTY MAP RECORDS OF PART OF ORIGINAL STRONGSVILLE LOT 82, AND PART OF ORIGINAL STRONGSVILLE LOT 82 AND PART OF ORIGINAL STRONGSVILLE TOWNSHIP LOT 18 NOW IN THE CITY OF STRONGSVILLE CUYAHOGA COUNTY, OHIO

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERENCED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY. ALL OF THE ABOVE WHICH IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF.

STATE OF OHIO MICHAEL A. ACKERMAN 8196 REGISTERED SURVEYOR

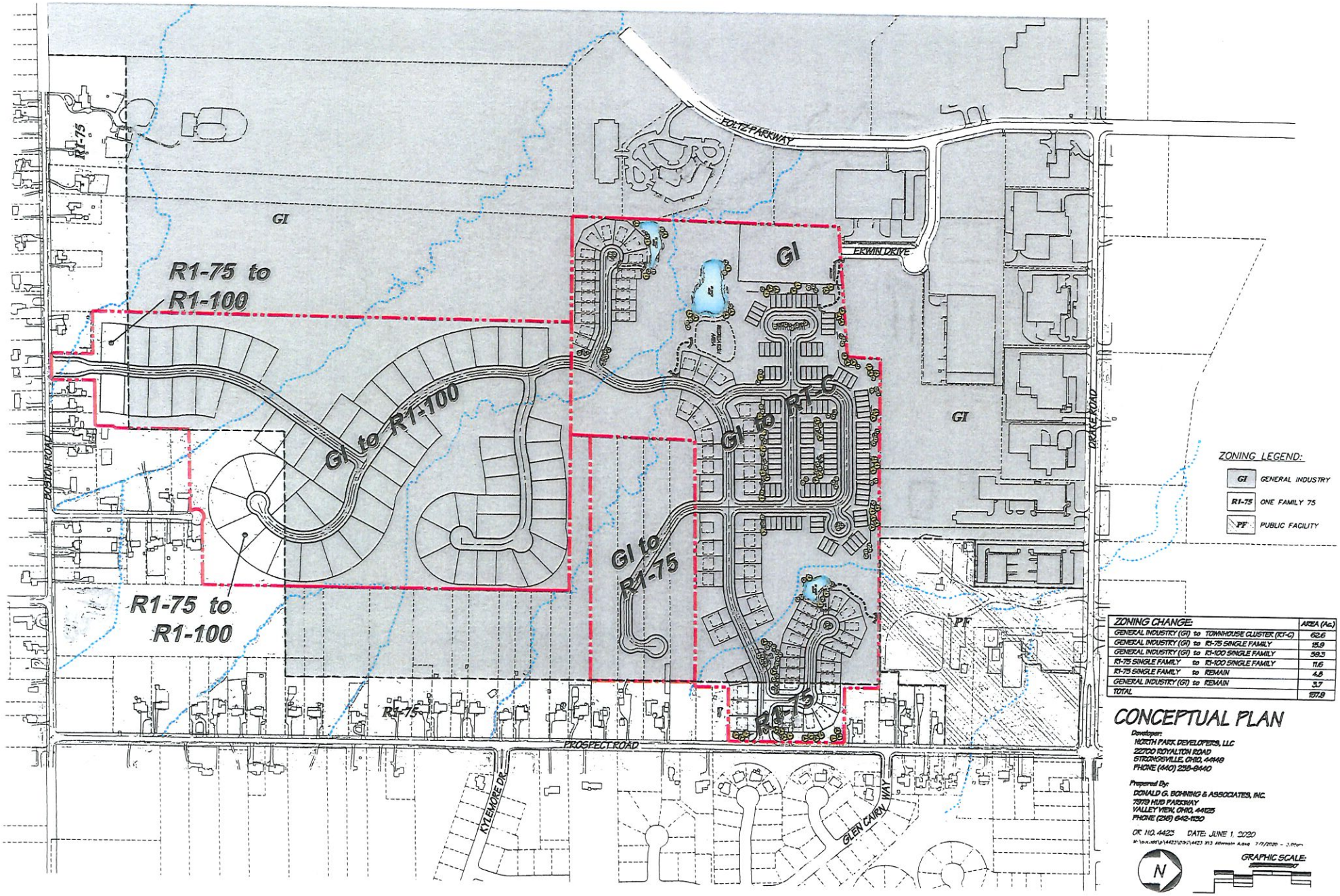
MICHAEL A. ACKERMAN
REGISTERED SURVEYOR NO. 8196

ABBREVIATIONS:
R1-100 = RESIDENTIAL ONE FAMILY 100
R1-75 = RESIDENTIAL ONE FAMILY 75
PF = PUBLIC FACILITY
GI = GENERAL INDUSTRY
RT-C = TOWNHOUSE CLUSTER
P.O.B. = PLACE OF BEGINNING
P.P.O.B. = PRINCIPLE PLACE OF BEGINNING

DONALD C. BOHMING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 MID PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

HORIZ. SCALE	DRN.	CHK.	DATE
1" = 200'	T.M.	M.A.	JUN. 2020
VERT. SCALE	FILE NO.		WORK NO.
	4423		4423

1/1



ZONING CHANGE:	AREA (Ac.)
GENERAL INDUSTRY (GI) to TOWNHOUSE CLUSTER (R1-C)	62.6
GENERAL INDUSTRY (GI) to R1-75 SINGLE FAMILY	15.9
GENERAL INDUSTRY (GI) to R1-100 SINGLE FAMILY	59.3
R1-75 SINGLE FAMILY to R1-100 SINGLE FAMILY	11.6
R1-75 SINGLE FAMILY to REMAIN	4.8
GENERAL INDUSTRY (GI) to REMAIN	3.7
TOTAL	157.9

CONCEPTUAL PLAN

Developer:
NORTH PARK DEVELOPERS, LLC
22700 ROYALTON ROAD
STRONGSVILLE, OHIO, 44149
PHONE (440) 238-9440

Prepared By:
DONALD G. BOHNING & ASSOCIATES, INC.
7979 HUB PARKWAY
VALLEY VIEW, OHIO, 44125
PHONE (216) 642-1130

OR NO. 4423 DATE: JUNE 1, 2020

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Ken Mikula, City Engineer

FROM: Aimee Pientka, Clerk of Council

DATE: July 8, 2020

SUBJECT: Rezoning Application
Owner: Tiburon; Portion of PPN: 394-14-001; From GI (General Industrial) to RT-C (Townhouse Cluster); vacant land.
Owner: Parkview; Portion of PPN: 394-14-002; From GI (General Industrial) to RT-C (Townhouse Cluster); 18270 Prospect Road.
Owner: Karim; Portion of PPN: 394-14-003; From GI (General Industrial) to RT-C (Townhouse Cluster); 18402 Prospect Road.
Owner: North Park Developers; Portion of PPNs: 394-18-009, 394-20-023 and 394-20-029 to go from R1-75 (one Family 75) and GI (General Industrial) to R1-100 (One Family 100); vacant land.
Owner: Swan; Portion of PPNs: 394-14-004, 394-14-005 and 394-14-007 From GI (General Industrial) to R1-75 (One Family 75); 18494 Prospect Road, 18580 Prospect Road and 18714 Prospect Road.
Owner: Katakos; Portion of PPN 394-14-006; From GI (General Industrial) to R1-75 (One Family 75); 18630 Prospect Road.

Please check the amended legal description on the attached application for rezoning and, if correct, please forward to the Law Director so he may prepare legislation for Council to consider.

Thank you.

AKP
Attachments

Cc: Thomas P. Perciak, Mayor
Neal Jamison, Law Director
Daniel J. Kolick, Assistant Law Director
George Smerigan, City Planner
Brent Painter, Economic Development Director
All Members of Council
Carol Brill, Planning Commission Secretary

City of Strongsville
Memorandum

To: Neal Jamison, Law Director

CC: Mayor Perciak
Ken Mikula, City Engineer
Aimee Pientka
George Smerigan, City Planner
Brent Painter, Economic Development Director
Dan Kolick, Assistant Law Director
Carol Brill, Planning Commission Secretary

From: Lori Daley, Assistant City Engineer

Date: July 14, 2020

Re: Rezoning Application
Parts of PPN's 394-14-001, 394-14-002 & 394-14-003 from GI to RT-C
Parts of PPN's 394-18-009, 394-20-023 & 394-20-029 from R1-75 to R1-100
Parts of PPN's 394-18-009, 394-20-023 & 394-20-029 from GI to R1-100
Parts of PPN's 394-14-004, 394-14-005, 394-14-006 and 394-14-007 from GI to R1-75

Neal,

The legal descriptions included in the Clerk of Council's July 8, 2020 memo regarding the above referenced application accurately depict the portions of parcels to be rezoned.

Please feel free to contact me with any questions.

Thank you.

MEMORANDUM

TO: **Aimee Pientka, Council Clerk**
Neal Jamison, Law Director

FROM: Carol Brill, Administrative Assistant, Boards & Commissions

SUBJECT: **Referrals to Council**

DATE: January 29, 2021

Please be advised that at its meeting of December 17, 2020, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE NO. 2021-006

An Ordinance Amending Sections 1272.03; 1272.04; 1272.05; 1272.09; 1272.11; 1272.12 and 1272.30 of Title Six of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, Concerning Sign Requirements.

At that same meeting the Strongsville Planning Commission Tabled the following;

ORDINANCE NO. 2020-104

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 Various Properties and Vacant Land Located on or Near Prospect Road, in the City of Strongsville from GI(General Industrial) Classification to RT-C (Townhouse-Cluster) Classification (Portions of PPN's 394-14-001; 394-14-002; 394-14-003); From GI (General Industrial) Classification to R1-75 (One Family 75) Classification (Portions of PPN's 394-14-004; 394-14-005; 394-14-006; 394-14-007); From GI (General Industrial) Classification to R1-100 (One Family 100) Classification (Portions of PPNs 394-18-009; 394-20-023; 394-20-029); and From R1075 One Family 75) Classification to R1-100 (One Family 100) Classification (Portions of PPNs 394-18-009; 394-20-023; 394-20-029 and Declaring an Emergency.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2021 – 064

By: Mayor Perciak and All Members of Council

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 VACANT LAND AND REAL ESTATE LOCATED AT ROYALTON ROAD AND PROSPECT ROAD IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO LB (LOCAL BUSINESS) CLASSIFICATION (PART OF PPN'S 393-15-003 AND 393-15-004), AND FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PART OF PPN'S 393-15-002; 393-15-003; 393-15-004 AND ALL OF 393-15-005; 393-15-006; 393-15-007; 393-15-008; 393-15-009; 393-15-010; 393-15-012; 393-15-013 AND 393-15-014), AND DECLARING AN EMERGENCY.

WHEREAS, the owner(s) of certain vacant land located at Royalton Road and Prospect Road, being part of Permanent Parcel Nos. 393-15-003 and 393-15-004, have submitted petitions to the City requesting rezoning of a portion of their property from R1-75 (One Family 75) classification to LB (Local Business) classification; and

WHEREAS, in addition, the owner(s) of certain vacant land and properties located at Royalton Road and Prospect Road, being part of Permanent Parcel Nos. 393-15-002, 393-15-003 and 393-15-004, and all of Permanent Parcel Nos. 393-15-005, 393-15-006, 393-15-007, 393-15-008, 393-15-009, 393-15-010, 393-15-012, 393-15-013 and 393-15-014, have submitted petitions to the City requesting rezoning of all or a portion of their properties from R1-75 (One Family 75) classification to RT-C (Townhouse-Cluster) classification; and

WHEREAS, Article VIII, Section 6 of the City Charter provides that neither the Council, the Mayor, any Board, including Board of Appeals, or Commission appointed pursuant to this Charter, or any ordinance or resolution of this Municipality, nor any other agent, employee, person or organization acting for or on behalf of this Municipality, by whatever authority or purported authority, shall by ordinance, resolution, motion, proclamation, statement, legislative or administrative action, or variance effect a change in the zoning classification or district of any property or area in the City of Strongsville from R1-75 (One Family 75) or R1-100 (One Family 100) commonly known as single family residential, or by whatever other name called, to any other zoning classification or district unless the change or grant, after adoption in accordance with applicable administrative and/or legislative procedures, is approved at a regularly scheduled election by a majority vote of the electors voting thereon, in the City of Strongsville and in each ward in which the change is applicable to property in the ward.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of certain vacant land and properties from R1-75 (One Family 75) classification to LB (Local Business) classification, and from R1-75 (One Family 75) classification to RT-C (Townhouse-Cluster) classification, which properties are more fully described in Exhibits "A" and "B," and are depicted in Exhibit "C" all attached hereto and incorporated herein by reference; and provided that such amendments are approved at a regularly scheduled election by a majority vote of the electors voting thereon in the City of Strongsville and in each ward in which the changes are applicable to the property in the ward.

Section 2. That, after approval by the electors as set forth in Section 1 above, the Clerk of Council is hereby authorized to cause the necessary changes on the Zoning Map to be made in order to reflect the zoning changes in classification as provided in this Ordinance.

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to rezone such property in order to meet the deadline for submittal of this issue to the ballot in accordance with law, to provide for the orderly development of lots and lands within the City, and to enhance economic development within the City. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First Reading: May 3, 2021

Second Reading: May 17, 2021

Third Reading: _____

Public Hearing: June 21, 2021

_____
President of Council

Date Passed: _____

Referred to Planning Commission
May 4, 2021

Approved: Favorable recommendation by Planning Commission May 13, 2021.

Approved: _____
Mayor

Date Approved: _____

	Yea	Nay
Carbone	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Schonhut	_____	_____
Short	_____	_____

Attest: _____
Clerk of Council

ORD. No. 2021-064 Amended: _____
1st Rdg. 05-03-21 Ref: PC | PZE
2nd Rdg. 05-17-21 Ref: PZE
3rd Rdg. _____ Ref: _____

Pub Hrg. 06-21-21 Ref: _____
Adopted: _____ Defeated: _____

Boundary Description for Rezoning
R1-75 to LB
City of Strongsville, Ohio
1.1321 Acres

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being part of Original Strongsville Township Lot No. 76: Beginning at the centerline intersection of Royalton Road (State Route 82), varies in width, and Prospect Road (State Route 237), varies in width; thence North 88°08'35" East, along the centerline of Royalton Road, 426.29 feet to a point thereon; thence South 00°24'35" West, 46.04 feet to a point on the southerly right of way line of Royalton Road at the northwesterly corner of a parcel of land conveyed to 20851 Royalton Road LLC by deed filed March 18, 2016 and recorded in A.F.N. 201603180251 of the Cuyahoga County Recorder's Records and is the Principal Place of Beginning of the premises herein to be described:

thence South 00°24'35" West, along the westerly line of land so conveyed to 20851 Royalton Road LLC, 276.51 feet to a point thereon;

thence South 89°55'56" West, 180.18 feet to a point;

thence North 00°24'19" East, 270.88 feet to a point on the southerly right of way line of Royalton Road, as aforementioned;

thence North 88°08'35" East, along the southerly right of way line of Royalton Road, 180.34 feet to the principal place of beginning, containing 49,316 square feet or 1.1321 acres of land more or less.

Bearings are based on an assumed meridian and are used herein to indicate angles only.

This description was prepared by Jeremy M. Sack, P.S. S-8557 of Davey Resource Group in April of 2021 based on record information only and is not intended to be used for transfer.

DAVEY Resource Group

Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
1310 Sharon Copley Rd
PO Box 37
Sharon Center, OH 44274
330-590-8004

EXHIBIT A

Boundary Description for Rezoning
R1-75 to RT-C
City of Strongsville, Ohio
30.1794 Acres

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being part of Original Strongsville Township Lot No. 76: Beginning at the centerline intersection of Royalton Road (State Route 82), varies in width, and Prospect Road (State Route 237), varies in width; thence North 88°08'35" East, along the centerline of Royalton Road, 426.29 feet to a point thereon; thence South 00°24'35" West, 46.04 feet to a point on the southerly right of way line of Royalton Road at the northwesterly corner of a parcel of land conveyed to 20851 Royalton Road LLC by deed filed March 18, 2016 and recorded in A.F.N. 201603180251 of the Cuyahoga County Recorder's Records and the Principal Place of Beginning of the premises herein to be described:

thence North 88°08'35" East, along the southerly right of way line of Royalton Road, 22.65 feet to an angle point thereon;

thence North 87°19'29" East, continuing along the southerly right of way line of Royalton Road, 420.04 feet to an angle point thereon;

thence North 88°08'35" East, continuing along the southerly right of way line of Royalton Road, 508.94 feet to a point thereon at the northwesterly corner of a parcel of land conveyed to TLT Properties II, LLC by deed filed June 28, 2013 and recorded in A.F.N. 201306280859 of the Cuyahoga County Recorder's Records;

thence South 00°26'48" West, along the westerly line of land so conveyed to TLT Properties II LLC, 825.87 feet to a point on the northerly line of the Sterling Point Subdivision Phase 1 as shown on the plat filed in Plat Volume 237, Page 82 of the Cuyahoga County Recorder's Records;

thence North 72°01'05" West, along the northerly line of the Sterling Point Subdivision Phase 1, 338.63 feet to an angle point thereon;

thence North 89°29'12" West, along the northerly line of the Sterling Point Subdivision Phase 1, 58.38 feet to the northwesterly corner thereof;

thence South 00°26'48" West, along a westerly line of the Sterling Point Subdivision Phase 1, 510.26 feet to an angle point on the northerly line of the Sterling Point Subdivision Phase

DAVEY Resource Group

Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
1310 Sharon Copley Rd
PO Box 37
Sharon Center, OH 44274
330-590-8004

EXHIBIT B

3 and 4 as shown on the plat filed in Plat Volume 255, Page 87 of the Cuyahoga County Recorder's Records;

thence South 89°52'44" West, along the northerly line of the Sterling Point Subdivision Phase 3 and 4, 934.30 feet to a point on the easterly right of way line of Prospect Road, as aforementioned;

thence North 00°04'04" West, along the easterly right of way line of Prospect Road, 703.15 feet to an angle point thereon;

thence North 15°24'13" East, along the easterly right of way line of Prospect Road, 26.24 feet to an angle point thereon;

thence North 02°13'22" East, along the easterly right of way line of Prospect Road, 25.02 feet to an angle point thereon;

thence North 00°04'04" West, along the easterly right of way line of Prospect Road, 165.78 feet to a point thereon;

thence North 89°55'56" East, 365.35 feet to a point on the westerly line of land so conveyed to 20851 Royalton Road LLC, as aforementioned;

thence North 00°24'35" East, along the easterly line of land so conveyed to 20851 Royalton Road LLC, 276.51 feet to the principal place of beginning, containing 1,314,613 square feet or 30.1794 acres of land more or less.

Bearings are based on an assumed meridian and are used herein to indicate angles only.

This description was prepared by Jeremy M. Sack, P.S. S-8557 of Davey Resource Group in April of 2021 based on record information only and is not intended to be used for transfer.

DAVEY Resource Group

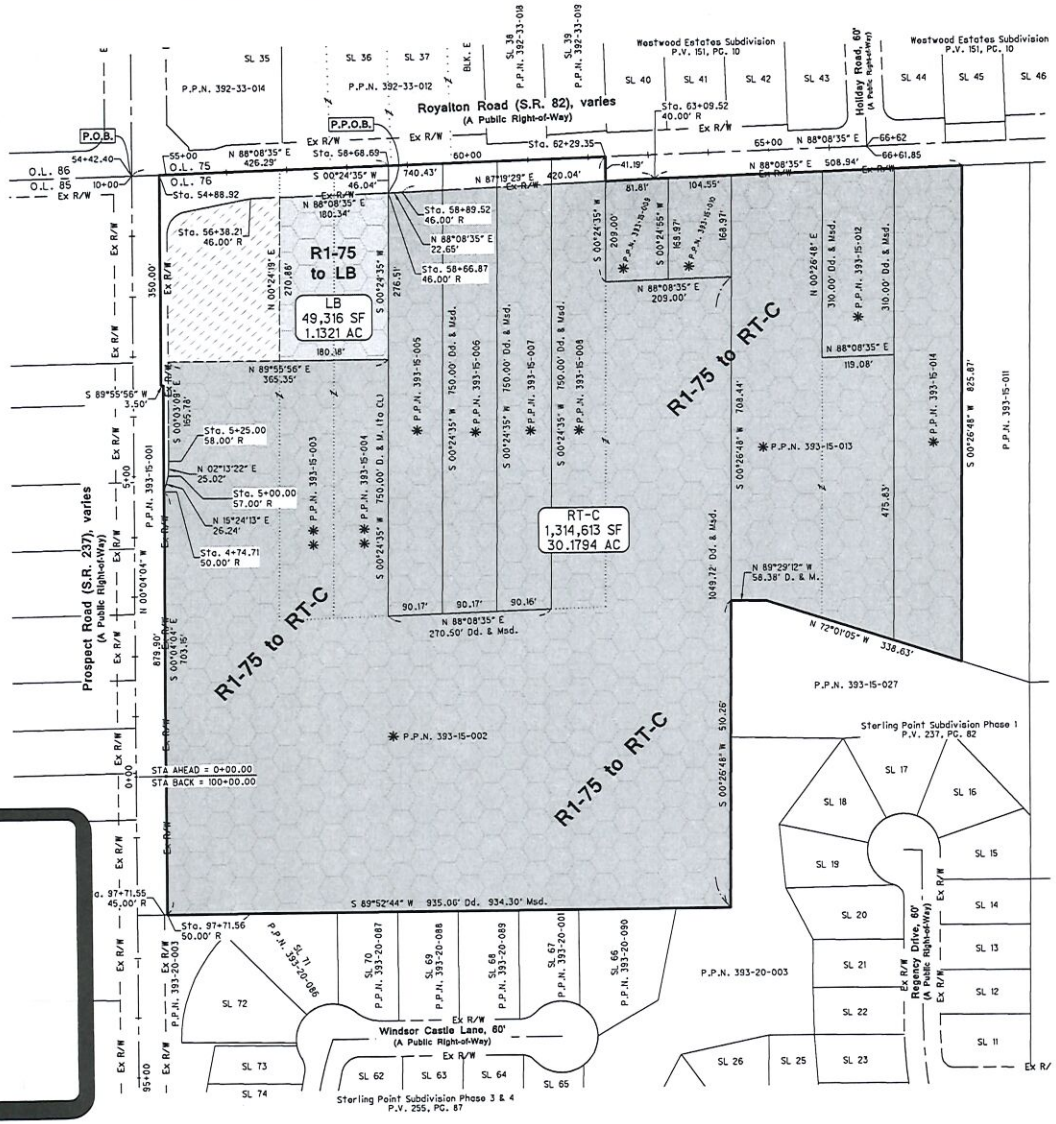
Corporate Headquarters
295 South Water Street, Suite 300
Kent, OH 44240
800-828-8312

Local Office
1310 Sharon Copley Rd
PO Box 37
Sharon Center, OH 44274
330-590-8004

Map to Accompany Legal Descriptions for Zoning Request

City of Strongsville, Ohio

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio and known as being part of Original Strongsville Township Lot No. 76



PERMANENT PARCEL NO.	OWNERSHIP	RECORDING DATE	A.P.N	ADDRESS
393-15-027	STERLING POINT HOMEOWNERS ASSOCIATION	7/24/1987	P.V. 237 PG. 82	NO ADDRESS
393-20-003	STERLING POINT HOMEOWNERS ASSOCIATION	10/18/1994	889397	NO ADDRESS
393-20-090	ANTHONY CARMICHAEL	2/27/2020	202002270053	14482 WINDSOR CASTLE LN
393-20-001	KAREN S. & CHARLES N. PAYLIN	7/16/2020	202007160282	14506 WINDSOR CASTLE LN
393-20-089	ROBERT J. HANDLOSER	8/5/1992	00313893	14530 WINDSOR CASTLE LN
393-20-088	RONALD J. & MARILYN A. SEIM	8/20/2015	201508200449	14564 WINDSOR CASTLE LN
393-20-087	BRUCE E. STONE & COLLEEN RYAN STONE LIVING TRUST	7/14/2006	200607141081	14578 WINDSOR CASTLE LN
393-20-086	THOMAS & PATRICIA BASALLA	3/25/2014	201403250434	14602 WINDSOR CASTLE LN
393-15-001	CITY OF STRONGSVILLE	4/3/2000	200004030076	NO ADDRESS
392-33-014	ISOWER GROUP INC.	10/15/2012	201210190396	20868 ROYALTON RD
392-15-011	TLT PROPERTIES II LLC	6/28/2013	201306280869	20533 ROYALTON RD
392-33-012	ISOWER GROUP, INC.	12/13/2010	201012130416	13819 PROSPECT RD
392-33-018	GEORGE M. KUCHTA	10/18/2019	201912180569	20786 ROYALTON RD
392-33-019	CHARLES C. & SUSAN K. O'REILLY	4/7/1998	00118533	20752 ROYALTON RD
* 393-15-002	DIANA MILLER TRUST	2/14/2005	200502140531	NO ADDRESS
* 393-15-005	20851 ROYALTON RD., LLC	3/18/2016	201603180251	20851 ROYALTON RD
* 393-15-006	WARREN J. & MARILYN MOSER	5/4/1993	00451132	20817 ROYALTON RD
* 393-15-007	BREHON, JR & LASHAYLA PITTMAN	9/22/2020	202009220063	20787 ROYALTON RD
* 393-15-008	VINCE GIGANTI	8/29/2016	201608290695	20723 ROYALTON RD
* 393-15-010	ROBERT BUCHWALD	5/15/2018	201805150551	20715 ROYALTON RD
* 393-15-013	EMILE & NOOHA H. KHOURY	5/24/2017	201705240302	20659 ROYALTON RD
* 393-15-014	MICHAEL T. RIETH	10/24/2014	201410240208	20587 ROYALTON RD
* 393-15-012	OLGA N. ACOSTA	4/5/2017	201704050148	20621 ROYALTON RD

* CURRENT PARCEL NOS. SELECTED FOR REZONING

** P.P.N. 393-15-003, 393-15-004 & 393-15-008 ARE INCLUDED IN THE CONVEYANCE DEED FOR P.P.N. 393-15-002

LEGEND

CENTERLINE			
PROPERTY LINE			
RIGHT-OF-WAY LINE	Ex R/W	Ex R/W	
EASEMENT LINE			
ORIGINAL PROP. LINE			
ORIGINAL LOT LINE			
REC./R.	RECORD	VOL./V.	VOLUME
MSD./M.	MEASURED	D.V.	DEED VOLUME
Dd./D.	DEED	PG./P.	PAGE
OBS.	OBSERVED	DOC.	DOCUMENT
ENCR.	ENCROACHES	O.R.	OFFICIAL RECORD
CLR.	CLEARS	R/W	RIGHT-OF-WAY
ADJ.	ADJACENT	CL	CENTERLINE
D.H.	DRILL HOLE	PL	PROPERTY LINE
AC.	ACRES		
S.F.	SQUARE FEET		

CURRENT ZONING DISTRICT R1-75

CURRENT ZONING DISTRICT LB

PROPOSED ZONING DISTRICT RT-C

PROPOSED ZONING DISTRICT LB

LOCATION MAP

NO SCALE

EXHIBIT C

Davey Resource Group
1133 SAWMILL CREEK PKWY, P.O. Box 17
STRONGSVILLE, OHIO 44149
PHONE 330.572.2600 FAX 330.572.2602

DAVEY Resource Group

0 50 100 200
SCALE (IN FEET)
1 inch = 100 ft.

PROSPECT RD & ROYALTON RD

MAP FOR ZONING REQUEST

PROJECT NUMBER 2371

DATE 2021-04-20

1 / 1

PETITION FOR ZONING CHANGE

Ordinance Number: 2021-064

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class R1-75 use to a class LB+RT-C use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: Please see attached Exhibit B

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: Please see attached Exhibit B

Please list other supporting documents (if any) which accompany this petition:

1. N/A
2.
3.

THE PROPOSED USE OF THE PROPERTY IS: The corner will be commercial use and the remaining land will be cluster style housing.

Name, address and **telephone number** of applicant or applicant's agent:

Name: Nick Catanzarite, Walter Haverfield LLP

Address: 1301 E 9th Street, Suite 3500, Cleveland, OH 44114

Telephone Number: 216-928-2981

Signature of Owner(s) Agent

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed in my presence this 5th day of April, 2021.

BRYAN E. THOMAS
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/24/24

Notary Public

My commission expires: 7/24/24

Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

Exhibit B
Petition for Zoning Change

Applicant: Water Haverfield, LLC on behalf of Royalton Acquisition, LLC
C/O Nick Catanzarite
1301 E. 9th Street, Suite 3500
Cleveland, OH 44114
(216) 952-3178

Such change is necessary for the preservation and enjoyment of a substantial property right because:

The current zoning of R1-75 is outdated and not a viable zoning classification for the property. Rezoning to RT-C will allow the property to be used in a manner that best serves the interests of the community as a whole by providing more housing options for residents.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because:

The majority of the property has sat vacant for years, with a very low tax valuation. Rezoning of the property will allow the property to be developed into a more productive use for the community. By rezoning from one residential category to another, the community will not be disrupted with increased traffic typically seen in commercial developments.

PROPERTY DESCRIPTION FORM

Ordinance Number: 2021-064

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: See attached list of property addresses

Permanent Parcel No.: See attached list of PPN's.

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) North - Royalton Road; West - Prospect Road
South - Lynn Road

Number and type of buildings which now occupy property (if any): Vacant land + residential homes

Acreage: Approximately 32 acres

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): N/A

Said deed restrictions (will) (have) expire(d) on: N/A

Said property is presently under lease or otherwise encumbered as follows: Certain homes are subject to lease agreements with tenants.

Owner(s)	Percent of Ownership:
1. See attached Exh. A	See attached Exh A %
2.	%
3.	%

Signature of Owner(s) As Agent for Royalton Acquisition LLC

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 5th day of April, 2021.

BRYAN E. THOMAS
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/24/24

Notary Public

My commission expires 7/24/24

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

Exhibit A
Property Description Form
Submitted 4/19, 2021

Applicant: Water Haverfield, LLC on behalf of Royalton Acquisition, LLC
C/O Nick Catanzarite
1301 E. 9th Street, Suite 3500
Cleveland, OH 44114
(216) 952-3178

Properties:

PPN	Address	Owner (100%)
393-15-002, 003, 004 and 008	V/L Royalton Road	Heritage Development Company
393-15-005	20851 Royalton Road	20851 Royalton RD., LLC
393-15-006	20817 Royalton Road	Warren J. Moser
393-15-007	20787 Royalton Road	Brehon and Lashayla Pittman
393-15-009	20723 Royalton Road	Vince C. Giganti
393-15-010	20715 Royalton Road	Robert Buchwald
393-15-012	20621 Royalton Road	Olga N. Acosta
393-15-013	20655 Royalton Road	Emile Khoury
393-15-014	20587 Royalton Road	Michael T. Rieth

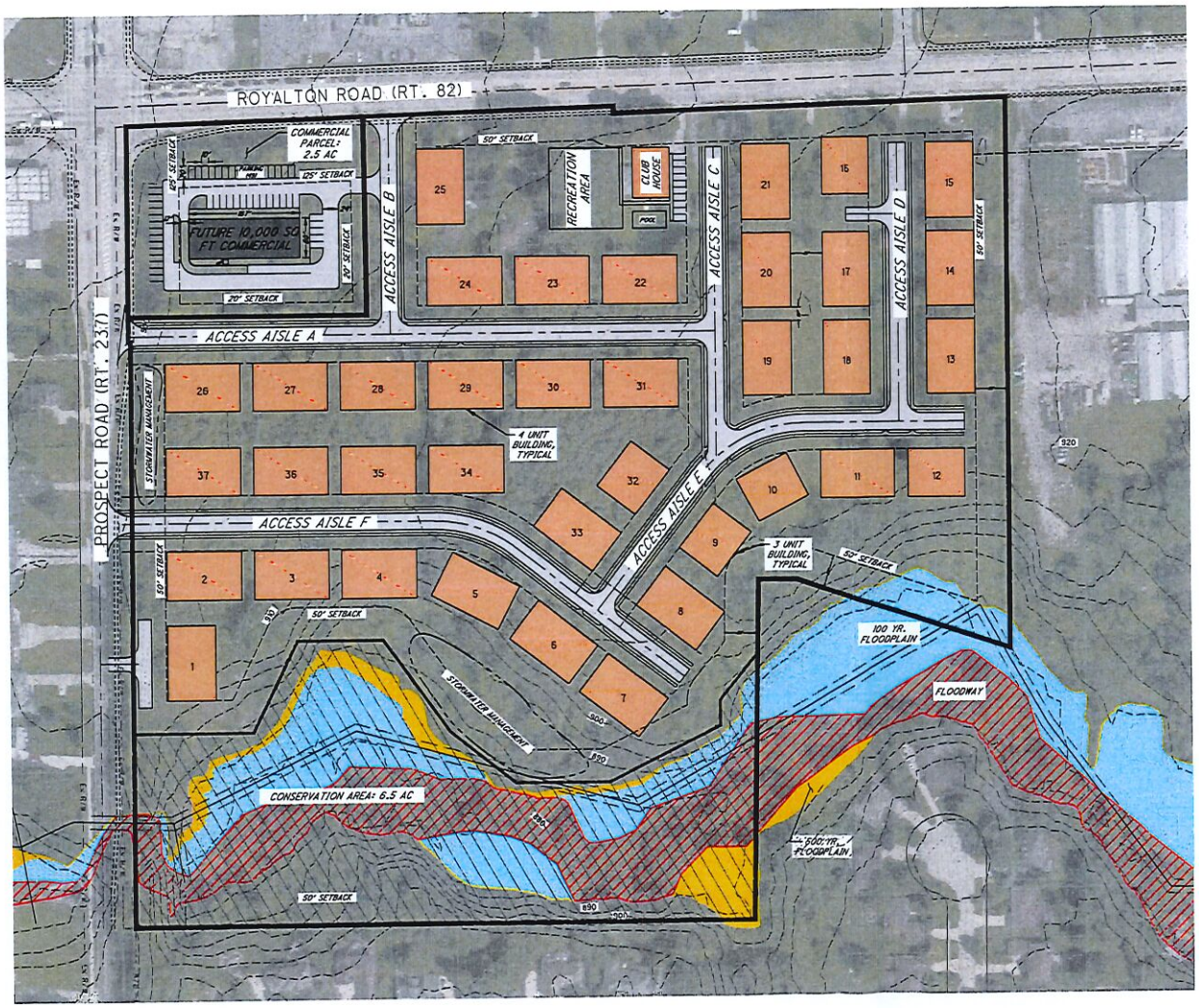
Please see the following pages for Authorization to Apply for Rezoning of Real property signed by the property owners

CONCEPT PLAN (7E)

FOR

PROSPECT RD. & ROYALTON RD.

CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, STATE OF OHIO



SITE INFORMATION:

SITE LOCATION: PROSPECT ROAD AND ROYALTON ROAD, STRONGSVILLE, OHIO

PARCELS: 39315002, 39315003, 39315004, 39315005, 39315006, 39315007, 39315008, 39315009, 39315010, 39315012, 39315013, 39315014

TOTAL SITE AREA: 32.8 AC

TOTAL DEVELOPMENT AREA: 23.9 AC

23.9 AC RT-C

CONSERVATION EASEMENT: 6.5 AC

COMMERCIAL PARCEL: 2.4 AC

TOTAL PROPOSED UNITS: 144

144 RENTAL UNITS

TOTAL LF PAVEMENT: 3,800 LF (DRAWN AS 25' BOC TO BOC)

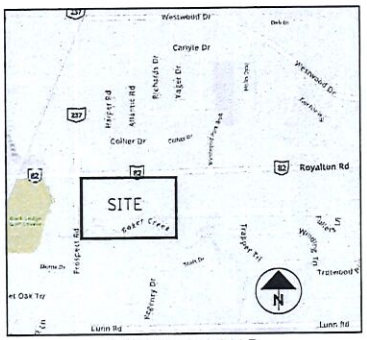
ZONING: RT-C TOWNHOUSE CLUSTER DISTRICT

	PER CODE	SHOWN
MAX. DENSITY	6 UNITS/AC	6.0 UNITS/AC
MIN. LOT WIDTH	150'	630'
MAX. BLDG. COVERAGE	35%	27%
MIN. FRONT YARD DEPTH	50'	50'
MIN. SIDE YARD DEPTH	35'	50'
MIN. REAR YARD DEPTH	35'	50'
MAX. BLDG. HEIGHT	2 STORIES	
MIN. SIDE BLDG. SEPARATION	10'	20'
MIN. REAR BLDG. SEPARATION	50'	50'
MAX. UNITS PER BLDG.	6	4
TOWNHOUSE BUILDINGS:	MIN. 22' UNIT WIDTH (28' WIDTH SHOWN) MAX. 66' WITHOUT A 5' OFFSET MAX. 135' OVERALL LENGTH	

COMMERCIAL PARCEL: 2.4 AC — SHOWN 10,000 SQ.FT.

	PER CODE	SHOWN
PARKING	4.5 PER 1,000 SQ.FT. (45)	49

CONSERVATION EASEMENT AREA: 6.5 AC



LOCATION MAP

NO SCALE

DAVEY Resource Group

DAVEY RESOURCE GROUP

SCALE: 1 IN (FEET) 1 inch = 80 ft.

CONCEPT PLAN (7E)

PROSPECT RD. & ROYALTON RD.

PROJECT NUMBER 2371

DATE 2021-03-30

1 / 1

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Lori Daley, Assistant City Engineer

FROM: Tiffany Mekeel, Assistant Clerk of Council

DATE: April 19, 2021

SUBJECT: Rezoning Application
Owner: Heritage Development Company; Portion of PPNs: 393-15-002, 393-15-003, 393-15-004; From R1-75 (Residential) to LB (Local Business) and RT-C (Townhouse Cluster); vacant land
Owner: Heritage Development Company; PPN: 393-15-008; From R1-75 (Residential) to RT-C (Townhouse Cluster); vacant land
Owner: 20851 Royalton RD., LLC; PPN: 393-15-005; From R1-75 (Residential) to RT-C (Townhouse Cluster); 20851 Royalton Road
Owner: Warren J. Moser; PPN: 393-15-006; From R1-75 (Residential) to RT-C (Townhouse Cluster); 20817 Royalton Road
Owner: Brehon and Lashayla Pittman; PPN: 393-15-007; From R1-75 (Residential) to RT-C (Townhouse Cluster); 20787 Royalton Road
Owner: Vince C. Giganti; PPN: 393-15-009; From R1-75 (Residential) to RT-C (Townhouse Cluster); 20723 Royalton Road
Owner: Robert Buchwald; PPN: 393-15-010; From R1-75 (Residential) to RT-C (Townhouse Cluster); 20715 Royalton Road
Owner: Olga N. Acosta; PPN: 393-15-012; From R1-75 (Residential) to RT-C (Townhouse Cluster); 20621 Royalton Road
Owner: Emile Khoury; PPN: 393-15-013; From R1-75 (Residential) to RT-C (Townhouse Cluster); 20655 Royalton Road
Owner: Michael T. Rieth; PPN: 393-15-014; From R1-75 (Residential) to RT-C (Townhouse Cluster); 20587 Royalton Road

---

Please check the legal description on the attached application for rezoning and, if correct, please forward to the Law Director so he may prepare legislation for Council to consider.

Thank you.

TAM
Attachments

Cc: Thomas P. Perciak, Mayor
Neal Jamison, Law Director
Daniel J. Kolick, Assistant Law Director
George Smerigan, City Planner
Brent Painter, Economic Development Director
All Members of Council
Carol Brill, Planning Commission Secretary

City of Strongsville
Memorandum

To: Neal Jamison, Law Director

CC: Mayor Perciak
Ken Mikula, City Engineer
Aimee Pientka
George Smerigan, City Planner
Brent Painter, Economic Development Director
Dan Kolick, Assistant Law Director
Carol Brill, Planning Commission Secretary

From: Lori Daley, Assistant City Engineer

Date: April 21, 2021

Re: Rezoning Application
Part of PPN's 393-15-003 & 004
From R1-75 to LB
Part of PPN's 393-15-002, 003 & 004 and all of PPN's 393-15-005, 006, 007, 008, 009, 010, 012, 013 & 014
From R1-75 to RT-C

Neal,

The legal descriptions included in the Clerk of Council's April 19, 2021 memo regarding the above referenced application accurately depict the areas to be rezoned.

Please feel free to contact me with any questions.

Thank you.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission

FROM: Tiffany Mekeel, Assistant Clerk of Council

DATE: May 4, 2021

SUBJECT: Referral from Council: Ordinance No. 2021-064

At its regular meeting of May 3, 2021, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2021-064 by Mayor Perciak and All Members of Council. 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 VACANT LAND AND REAL ESTATE LOCATED AT ROYALTON ROAD AND PROSPECT ROAD IN THE CITY OF STRONGSVILLE FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO LB (LOCAL BUSINESS) CLASSIFICATION (PART OF PPN'S 393-15-003 AND 393-15-004), AND FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO RT-C (TOWNHOUSE-CLUSTER) CLASSIFICATION (PART OF PPN'S 393-15-002; 393-15-003; 393-15-004 AND ALL OF 393-15-005; 393-15-006; 393-15-007; 393-15-008; 393-15-009; 393-15-010; 393-15-012; 393-15-013 AND 393-15-014), AND DECLARING AN EMERGENCY.

A copy of the ordinance is attached for Planning Commission review.

TAM
Attachments

MEMORANDUM

TO: **Aimee Pientka, Council Clerk**
Neal Jamison, Law Director

FROM: Carol Brill, Administrative Assistant, Boards & Commissions

SUBJECT: **Referrals to Council**

DATE: May 14, 2021

Please be advised that at its meeting of May 13, 2021, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ROYALTON COLLECTION – SOMERA ROAD/ William Boron, Agent

Parcel Split/Subdivision of PPN's 396-12-033 and 396-12-035 located at 17800 Royalton Road, zoned Office Building, General Business and Restaurant Recreational Services. **BZA Variance Granted 4-14-21.*

ORDINANCE 2021-064

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 Vacant Land and Real Estate located at Royalton Road and Prospect Road in the City of Strongsville from R1-75 (One Family 75) Classification to LB (Local Business) Classification (Part of PPN's 393-15-003 and 393-15-004), and from R1-75 (One Family 75) Classification to RT-C (Townhouse-Cluster) Classification (Part of PPN's 393-15-002, 393-15-003, 393-15-004 and All of 393-15-005; 393-15-006; 393-15-007; 393-15-008; 393-15-009; 393-15-010; 393-15-012; 393-15-013 and 393-15-014; and Declaring an Emergency.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2021 – 080

By: Mayor Perciak and All Members of Council

AN ORDINANCE ENACTING A NEW CHAPTER 850 ENTITLED "TENANT'S RIGHT TO PAY TO STAY" OF TITLE TWO OF PART EIGHT-BUSINESS REGULATION AND TAX CODE, OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, on March 9, 2020, Ohio Governor Mike DeWine signed Executive Order 2020-01D, declaring a State of Emergency in Ohio to protect the well-being of the citizens of Ohio from the dangerous effects of COVID-19; and

WHEREAS, on March 11, 2020 Cuyahoga County Executive Armond Budish, while recognizing that the life, safety and welfare of the residents of Cuyahoga County are in jeopardy due to the outbreak of COVID-19, signed Executive Order EO2020-00 02 declaring a State of Emergency within Cuyahoga County; and

WHEREAS, on March 13, 2020, United States President Donald Trump declared a national emergency due to the Coronavirus pandemic; and

WHEREAS, on March 17, 2020, Mayor Thomas P. Perciak declared an emergency in the City of Strongsville, Ohio; and

WHEREAS, international, national, state and local governments and health authorities continue to respond to the outbreak of the Coronavirus disease known as COVID-19; and

WHEREAS, as a result of public health emergency protocols and precautions, the COVID-19 pandemic will have lasting impacts on the residents and economy of our nation, state, county and the City of Strongsville; and

WHEREAS, certain individuals and families have been directly affected by the COVID-19 health and economic crisis wherein they may experience potential loss of income, health care and medical coverage, and ability to pay for housing and basic needs, thereby placing increased demands on already strained regional and local health and safety resources, including shelters and food banks; and

WHEREAS, during this local emergency and in the interest of protecting the public health and preventing the transmission of COVID-19, it is essential to avoid unnecessary housing displacement to protect the citizens and community of the City of Strongsville.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council hereby enacts a new Chapter 850 entitled "Tenant's Right to Pay to Stay" of Title Two of Part Eight, Business Regulation and Tax Code, of the Codified Ordinances of the City of Strongsville to read in its entirety as follows:

CHAPTER 850
Tenant's Right to Pay to Stay

850.01 Definitions.
850.02 Tenant's affirmative defense after tendering rent prior to the filing of an eviction action (Complaint for Forcible Entry and Detainer).
850.03 Tenant's affirmative defense after tendering rent prior to an eviction judgment (Judgment for Restitution).
850.04 Rent receipt required.
850.05 Other causes for eviction.
850.06 Reasonable fees.
850.07 Severability.

850.01 DEFINITIONS.

(a) For the purposes of this Chapter, "Tenant" means a person entitled under a rental agreement to the use and occupancy of residential premises to the exclusion of others.

(b) For the purposes of this Chapter, "Tender" means an offer of payment.

850.02 TENANT'S AFFIRMATIVE DEFENSE AFTER TENDERING RENT PRIOR TO THE FILING OF AN EVICTION ACTION (COMPLAINT FOR FORCIBLE ENTRY AND DETAINER).

If the Tenant tenders all past due rent with reasonable late fees to the landlord prior to the filing of an action under Ohio Revised Code 1923 and the landlord refuses the tender, the Tenant's tender of all past due rent with reasonable late fees shall be a defense to any action filed by the landlord against the Tenant for non-payment of rent.

850.03 TENANT'S AFFIRMATIVE DEFENSE AFTER TENDERING RENT PRIOR TO AN EVICTION JUDGMENT (JUDGMENT FOR RESTITUTION).

If the Tenant tenders all past due rent with reasonable late fees and court costs to the landlord prior to a judgment and the landlord refuses the tender, the Tenant's tender of all past due rent, reasonable late fees and court costs shall be a defense to the eviction action filed by the landlord against the Tenant for non-payment of rent.

850.04 RENT RECEIPT REQUIRED.

The landlord shall provide the Tenant with a signed receipt for the security deposit and all rental payments tendered except for payments made by personal check of the Tenant, at the time the security deposit or rental payments are made.

850.05 OTHER CAUSES FOR EVICTION.

This Chapter in no way limits the ability of a landlord to initiate an eviction action for reasons other than solely for non-payment of rent.

850.06 REASONABLE LATE FEES.

No landlord may charge a Tenant late fees that are not reasonable late fees. If a rental agreement includes a provision that authorizes the landlord to assess the Tenant a fee for late payment of the monthly rent, to be considered "reasonable late fees" the total amount of that late payment fee for any month may not exceed the larger of: (i) Twenty-five Dollars ($25.00); or (ii) Five Percent (5%) of the monthly contract rent.

850.07 SEVERABILITY.

If any provision of this Ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this Ordinance which can be implemented without the invalid provisions and, to this end, the provisions of this Ordinance are declared to be severable. The City of Strongsville City Council hereby declares that it would have adopted this Ordinance and each provision thereof irrespective of whether any one or more provisions are found invalid, unconstitutional or otherwise unenforceable.

Section 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is necessary to update the City's municipal Code in order to protect the public health and prevent the transmission of COVID-19 and other diseases. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

_____
President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	Yea	Nay
Carbone	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Schonhut	_____	_____
Short	_____	_____

Attest: _____
Clerk of Council

ORD. No. 2021-080. Amended: _____
1st Rdg. 05-17-21 Ref: LDW
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE

CONFIDENTIAL MEMORANDUM

DATE: May 10, 2021

TO: Mayor Thomas P. Perciak
President and All Members of Council
All Department Directors

CC: Daniel J. Kolick, Asst. Law Director

FROM: Neal M. Jamison, Law Director

SUBJECT: Strongsville Codified Ordinances – New Chapter 850 – "Tenant's Right to Pay to Stay"

THIS IS A CONFIDENTIAL COMMUNICATION WITHIN THE ATTORNEY-CLIENT PRIVILEGE AND IS NOT INTENDED FOR COPYING OR REVIEW BY ANYONE OTHER THAN THOSE IDENTIFIED IN THE CAPTION ABOVE.

Please find enclosed a copy of an Ordinance that Councilwomen Kosek and Roff will be introducing entitled "Tenant's Right to Pay to Stay." The purpose of this legislation is to give tenants of residential premises some additional protection to be able to remain at their premises during the current health crisis.

In the legislative request to prepare this legislation Councilwomen Kosek and Roff had referred to ordinances that had recently been enacted in the Village of Yellow Springs, Ohio and the City of Lakewood, Ohio. These ordinances mandate that a residential tenant has the right to stay in their leased premises if they have tendered all past due rent and reasonable late fees, and the landlord refuses to accept this payment in certain situations. After careful review of these ordinances, I felt that there were certain legal issues with some of these provisions.

After consultation with Ms. Roff and Ms. Kosek, I have developed an alternative piece of legislation. The proposed Ordinance that is enclosed herein would establish an affirmative defense for a tenant who is in the process of being evicted from their residential premises for non-payment of rent. This proposed Ordinance is similar to legislation that was enacted in the City of Toledo, Ohio in December, 2020. Essentially, the proposed Ordinance would establish an affirmative defense in the following scenarios:

1. Tenant's tender of rent prior to the filing of an eviction action (Complaint for Forcible Entry) with the Municipal Court:

A) In this scenario, a tenant of residential premises will have received a three (3) day notice to vacate the premises from the landlord for failure to timely pay rent;
B) If the tenant tenders all past due rent with reasonable late fees to the landlord prior to the filing of an eviction action with the Municipal Court and the landlord refuses to accept said tender;
C) Then the tenant's tender of all past due rent and reasonable late fees shall be an affirmative defense in the Municipal Court in the civil action by the landlord against the tenant for non-payment of rent.

2. Tenant's tender of rent prior to a judgment by the Berea Municipal Court in an eviction action for forcible entry:

A) In this scenario, a landlord will have filed the eviction action (Complaint for Forcible Entry) with the Municipal Court;
B) If the tenant tenders all past due rent with reasonable late fees to the landlord prior to a judgment by the Municipal Court and the landlord refuses to accept said tender;
C) Then the tenant's tender of all past due rent and reasonable late fees shall be an affirmative defense in the Municipal Court in the civil action by the landlord against the tenant for non-payment of rent.

It is my opinion that the Ordinance that is enclosed herein is consistent with the pertinent law in this area and will offer the best practical opportunity to address the issue of the tenant's right to stay in residential leased premises, if they tender past due rent in full. Furthermore, it will offer the best opportunity to withstand any potential legal challenge.

If you should have any questions please feel free to contact me.

NMJ

Enclosure

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2021 – 092

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE RESURFACING OF DRAKE ROAD FROM HOWE ROAD TO WEST 130TH STREET, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, by and through Resolution No. 2021-070, the City advertised and received bids for the Drake Road Resurfacing Project, from Howe Road to West 130th Street; and

WHEREAS, Council is desirous of proceeding to award and enter into a contract for such resurfacing project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council hereby finds and determines that the bid submitted by **KARVO COMPANIES, INC.,** for the resurfacing of Drake Road, from Howe Road to West 130th Street, meets the specifications on file in the office of the City Engineer; is in compliance with the applicable requirements for bids and contracts established by the laws of the City and the State; and is the lowest and best bid for the proposed contract. All other bids for this project are hereby rejected.

Section 2. That accordingly, the Mayor be and is hereby authorized and directed to enter into a contract with the aforesaid lowest and best bidder in an amount not to exceed $1,415,665.00 for the resurfacing of Drake Road, in connection with the Drake Road Resurfacing Project, from Howe Road to West 130th Street, and in a form approved by the Law Director.

Section 3. That the funds for the purposes of this Ordinance have been appropriated and shall be paid from the General Capital Improvement Fund and the Motor Vehicle Fund.

Section 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to authorize execution of said contract in order to improve public roadways in the City, to ensure safe travel for the residents and the public, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

_____
President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

Attest: _____
Clerk of Council

	Yea	Nay
Carbone	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Schonhut	_____	_____
Short	_____	_____

ORD. No. 2021-092. **Amended:** _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____
Adopted: _____ Vacated: _____

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2021 – 093

By: Mayor Perciak and All Members of Council

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A CONTRACT FOR THE CITY OF STRONGSVILLE MUNICIPAL OFFICE PARKING LOT RESURFACING PROJECT, AND DECLARING AN EMERGENCY.

WHEREAS, the City has advertised and received bids for the City of Strongsville Municipal Office Parking Lot Resurfacing Project; and

WHEREAS, Council is desirous of proceeding to award and enter into a contract for such improvements.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council hereby finds and determines that the bid submitted by **CARRON ASPHALT PAVING, INC.,** for the resurfacing of the municipal parking lot on Foltz Parkway, meets the specifications on file in the office of the City Engineer; is in compliance with the applicable requirements for bids and contracts established by the laws of the City and the State; and is the lowest and best bid for the proposed contract. All other bids for this contract are hereby rejected.

Section 2. That accordingly the Mayor be and is hereby authorized and directed to enter into a contract with the aforesaid lowest and best bidder in an amount not to exceed $308,016.00 for the Municipal Office Parking Lot Resurfacing Project, and in a form approved by the Law Director.

Section 3. That the funds for the purposes of this Ordinance have been appropriated and shall be paid from the General Capital Improvement Fund.

Section 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. That this Ordinance is hereby declared to be an emergency measure immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to authorize execution of said contract in order to properly maintain City properties, protect the safety of City employees, guests and invitees to the municipal Service Center, and to conserve public funds. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

_____
President of Council

Approved:_____
Mayor

Date Passed:_____

Date Approved:_____

Attest:_____
Clerk of Council

	Yea	Nay
Carbone	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Schonhut	_____	_____
Short	_____	_____

ORD. No. 2021-093. **Amended:**_____
1st Rdg._____ **Ref:**_____
2nd Rdg._____ **Ref:**_____
3rd Rdg._____ **Ref:**_____

Pub Hrg._____ **Ref:**_____
Adopted:_____ **Defeated:**_____

CITY OF STRONGSVILLE, OHIO
ORDINANCE NO. 2021 - 094
BY: MAYOR THOMAS P. PERCIAK

AN ORDINANCE MAKING APPROPRIATIONS FOR THE ANNUAL EXPENSES AND OTHER EXPENDITURES OF THE CITY OF STRONGSVILLE, OHIO, FOR THE YEAR 2021 AND REPEALING ORDINANCE NUMBER 2021-058.

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1: THAT THERE BE APPROPRIATED FROM THE FOLLOWING FUNDS AND AS FURTHER DETAILED IN THE SCHEDULE ATTACHED HERETO AS EXHIBIT "A" AND INCORPORATED HEREIN:

General Fund - 101

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
101	**Total General Fund**	**$ 19,268,100.00**	**$ 8,004,900.00**	**$ 14,382,000.00**	**$ 41,655,000.00**

Special Revenue Funds - 200

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
203	Police Pension	$ 1,456,300.00	$ -	$ -	$ 1,456,300.00
204	Street Construction & Maintenance	5,112,300.00	13,478,300.00	-	18,590,600.00
205	State Highway Maintenance	-	149,600.00	-	149,600.00
206	Motor Vehicle License Tax	-	1,000,000.00	-	1,000,000.00
207	Emergency Vehicle Fund	-	2,446,000.00	-	2,446,000.00
208	Fire Levy	8,683,900.00	887,900.00	-	9,571,800.00
209	Fire Pension	1,706,600.00	-	-	1,706,600.00
211	Clerk of Court	-	40,000.00	-	40,000.00
212	Drainage Levy	-	2,708,000.00	1,000,000.00	3,708,000.00
214	Multi-Purpose Complex	3,191,500.00	1,965,100.00	-	5,156,600.00
215	Southwest General Hospital	-	364,854.00	-	364,854.00
216	Law Enforcement Federal Seizures	-	7,000.00	-	7,000.00
217	Law Enforcement State Seizures	-	42,000.00	-	42,000.00
218	Law Enforcement Drug Fine	-	400.00	-	400.00
219	Law Enforcement DWI/DUI	-	5,000.00	-	5,000.00
220	Tree Fund	-	97,000.00	-	97,000.00
222	Community Diversion	11,200.00	4,000.00	-	15,200.00
223	Bond Escrow	-	700,000.00	-	700,000.00
224	Earned Benefits	710,200.00	-	-	710,200.00
200	**Total Special Revenue Funds**	**$ 20,872,000.00**	**$ 23,895,154.00**	**$ 1,000,000.00**	**$ 45,767,154.00**

Debt Service Funds - 300

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
331	General Bond Retirement	$ -	$ 3,507,900.00	$ -	$ 3,507,900.00
333	Pearl Road TIF # 1	-	1,443,200.00	-	1,443,200.00
334	Royalton Road TIF	-	203,900.00	-	203,900.00
335	Pearl Road TIF # 2	-	173,400.00	-	173,400.00
336	Pearl Road TIF # 3	-	53,000.00	-	53,000.00
337	Westwood Commons TIF	-	36,000.00	-	36,000.00
338	Giant Eagle TIF	-	182,600.00	-	182,600.00
339	GETGO TIF	-	41,200.00	-	41,200.00
340	Clover Senior TIF	-	234,600.00	-	234,600.00
341	Pearl Road TIF # 4	-	281,300.00	-	281,300.00
342	Cane's/Chase TIF	-	20,600.00	-	20,600.00
300	**Total Debt Service Funds**	**$ -**	**$ 6,177,700.00**	**$ -**	**$ 6,177,700.00**

Capital Improvement Capital Project Funds - 400

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
441	Recreation Capital Improvement	$ -	$ 75,000.00	$ -	$ 75,000.00
442	General Capital Improvement	-	10,590,000.00	-	10,590,000.00
447	TIF Capital Improvements	-	1,615,231.00	-	1,615,231.00
400	**Total Capital Project Funds**	**$ -**	**$ 12,280,231.00**	**$ -**	**$ 12,280,231.00**

Enterprise Funds - 500

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
551	**Sanitary Sewer**	**$ 1,884,800.00**	**$ 12,691,535.00**	**$ -**	**$ 14,576,335.00**

Internal Service Fund - 600

Fund #	Fund Activity	Personal Service	Other	Transfers & Advances	Total
661	Health Insurance Reserve	$ -	$ 6,712,300.00	$ -	$ 6,712,300.00
664	Worker's Compensation Reserve	-	1,224,000.00	-	1,224,000.00
600	**Total Internal Service Funds**	**$ -**	**$ 7,936,300.00**	**$ -**	**$ 7,936,300.00**
	Grand Total All Funds	**$ 42,024,900.00**	**$ 70,985,820.00**	**$ 15,382,000.00**	**$ 128,392,720.00**

Itemized list of Transfers and Advances by Fund

Description	Amount
General Fund to Street Construction Fund	$ 3,500,000.00
General Fund to Fire Levy Fund	800,000.00
General Fund to Multi-Complex Fund	1,950,000.00
General Fund to Police Pension Fund	900,000.00
General Fund to Fire Pension Fund	1,032,000.00
General Fund to General Capital Fund	5,200,000.00
Total Transfers	$ 13,382,000.00
General Fund Advance to Drainage Levy	1,000,000.00
Drainage Levy Advance Repayment to General Fund	1,000,000.00
Total Advance and Advance Repayments	$ 2,000,000.00
Total Transfers, Advances and Advance Repayments	$ 15,382,000.00

Section 2: That all expenditures within the fiscal year ending December 31, 2021 shall be made in accordance with the code accounts set forth above, and shall be made within the appropriations herein provided.

Section 3: That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4: AS AN ORDINANCE providing for the appropriation of monies and consistent with the City's Charter Article III, Section 13, this Ordinance shall take effect immediately upon its passage and approval by the Mayor, or otherwise at the earliest time allowed by law.

_____
President of Council

Approved: _____
Mayor

_____
Date Passed

_____
Date Approved

Attest: _____
Clerk of Council

	Yea	Nay
Carbone	____	____
DeMio	____	____
Kaminski	____	____
Kosek	____	____
Roff	____	____
Schonhut	____	____
Short	____	____

ORD. No. 2021-094. Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Pub Hrg. _____ Ref: _____

EXHIBIT "A"
SCHEDULE OF BUDGETS BY DEPARTMENT - page 1 of 2

Dept #	Department	Personal Services	Other	Transfers & Advances	Total
011410	Council	$ 369,100.00	$ 36,000.00	$ -	$ 405,100.00
011411	Mayors Office	265,100.00	19,400.00	-	284,500.00
015412	Police Department	10,171,300.00	1,315,100.00	-	11,486,400.00
011413	Human Resources	259,600.00	41,900.00	-	301,500.00
011414	Finance Department	559,200.00	18,200.00	-	577,400.00
011415	Legal Department	534,900.00	74,900.00	-	609,800.00
011416	Communication & Technology	718,200.00	534,500.00	-	1,252,700.00
011417	Building Department	1,048,200.00	184,800.00	-	1,233,000.00
011418	Mayors Court	157,300.00	320,000.00	-	477,300.00
011420	Rubbish Department	-	2,894,800.00	-	2,894,800.00
011421	Cemetery Department	132,100.00	264,000.00	-	396,100.00
011422	Architectural Board of Review	-	4,000.00	-	4,000.00
011423	Planning Commission	117,000.00	62,000.00	-	179,000.00
011424	Civil Service	-	29,400.00	-	29,400.00
011425	Board of Appeals	-	15,900.00	-	15,900.00
011428	Parks Department	116,200.00	198,000.00	-	314,200.00
011429	Public Safety	177,800.00	-	-	177,800.00
011430	General Miscellaneous	-	1,573,200.00	-	1,573,200.00
011435	Economic Development	174,300.00	127,000.00	-	301,300.00
015415	OPID Grant	37,300.00	8,400.00	-	45,700.00
015414	Corrections Officers	818,000.00	88,000.00	-	906,000.00
015413	Regional Dispatch Center	3,612,500.00	195,400.00	-	3,807,900.00
011468	Non Government Transfers	-	-	14,382,000.00	14,382,000.00
	Total General Fund	$ 19,268,100.00	$ 8,004,900.00	$ 14,382,000.00	$ 41,655,000.00
031000	Police Pension	1,456,300.00	-	-	1,456,300.00
046419	Street Repairs	4,228,400.00	11,907,900.00	-	16,136,300.00
046426	Traffic Signal Maintenance	114,500.00	215,000.00	-	329,500.00
046427	Snow Removal	-	680,400.00	-	680,400.00
046433	Municipal Garage	769,400.00	675,000.00	-	1,444,400.00
056000	State Highway Maintenance	-	149,600.00	-	149,600.00
066000	Motor Vehicle License Tax	-	1,000,000.00	-	1,000,000.00
075000	Emergency Vehicle Fund	-	2,446,000.00	-	2,446,000.00
085000	Fire Levy	8,683,900.00	641,700.00	-	9,325,600.00
085001	Fire Station Ward 1	-	67,200.00	-	67,200.00
085002	Fire Station Ward 2	-	47,500.00	-	47,500.00
085003	Fire Station Ward 3	-	32,500.00	-	32,500.00
085004	Fire Station Ward 4	-	99,000.00	-	99,000.00
095000	Fire Pension	1,706,600.00	-	-	1,706,600.00
111000	Clerk of Court	-	40,000.00	-	40,000.00
121000	Drainage Levy	-	2,708,000.00	1,000,000.00	3,708,000.00
143304	Sports Programs	278,200.00	222,700.00	-	500,900.00
143305	Recreation Administration	488,700.00	728,100.00	-	1,216,800.00
143306	Fitness	454,300.00	150,700.00	-	605,000.00
143310	Aquatics	689,900.00	109,800.00	-	799,700.00
143311	Recreation Programs	174,100.00	39,200.00	-	213,300.00
143430	Special Events	-	14,900.00	-	14,900.00
143431	Old Town Hall	8,900.00	18,800.00	-	27,700.00
143439	Senior Services	642,800.00	435,400.00	-	1,078,200.00
143451	Recreation Maintenance	454,600.00	209,000.00	-	663,600.00
143500	Program Refunds	-	36,500.00	-	36,500.00
152000	Southwest General Hospital	-	364,854.00	-	364,854.00
165000	Law Enforcement Federal Seizures	-	7,000.00	-	7,000.00
175000	Law Enforcement State Seizures	-	42,000.00	-	42,000.00
185000	Law Enforcement Drug Fine	-	400.00	-	400.00
195000	Law Enforcement DWI/DUI	-	5,000.00	-	5,000.00
204000	Tree Maintenance	-	97,000.00	-	97,000.00
225000	Community Diversion	11,200.00	4,000.00	-	15,200.00
223100	Bond Escrow	-	700,000.00	-	700,000.00
224000	Earned Benefits	710,200.00	-	-	710,200.00
	Total Special Revenue Funds	$ 20,872,000.00	$ 23,895,154.00	$ 1,000,000.00	$ 45,767,154.00

EXHIBIT "A"
SCHEDULE OF BUDGETS BY DEPARTMENT - page 2 of 2

Dept #	Department	Personal Service	Other	Transfers & Advances	Total
311000	General Bond Retirement	-	3,507,900.00	-	3,507,900.00
333000	Pearl Road TIF # 1	-	1,443,200.00	-	1,443,200.00
334000	Royalton Road TIF	-	203,900.00	-	203,900.00
335000	Pearl Road TIF # 2	-	173,400.00	-	173,400.00
336000	Pearl Road TIF # 3	-	53,000.00	-	53,000.00
337000	Westwood Commons TIF	-	36,000.00	-	36,000.00
338000	Giant Eagle TIF	-	182,600.00	-	182,600.00
339000	GETGO TIF	-	41,200.00	-	41,200.00
340000	Clover Senior TIF	-	234,600.00	-	234,600.00
341000	Pearl Road TIF # 4	-	281,300.00	-	281,300.00
342000	Cane's/Chase TIF	-	20,600.00	-	20,600.00
	Total Debt Service	$ -	$ 6,177,700.00	$ -	$ 6,177,700.00
413000	Recreation Capital Improvement	-	75,000.00	-	75,000.00
421000	General Capital Improvement	-	10,590,000.00	-	10,590,000.00
447100	Pearl & Whitney TIF	-	175,500.00	-	175,500.00
447102	Prospect & Albion TIF	-	50,300.00	-	50,300.00
447103	Goodyear & 5/3 TIF	-	100,500.00	-	100,500.00
447104	42/82 TIF	-	1,288,931.00	-	1,288,931.00
	Total Capital Projects	$ -	$ 12,280,231.00	$ -	$ 12,280,231.00
512501	Engineering and Administration	696,600.00	921,900.00	-	1,618,500.00
512502	Plant Expenditures	-	8,628,500.00	-	8,628,500.00
512503	Line Expenditures	1,188,200.00	696,000.00	-	1,884,200.00
512504	Sewer Capital Improvements	-	2,070,000.00	-	2,070,000.00
512505	Sewer Debt Payments	-	375,135.00	-	375,135.00
	Total Sanitary Sewer	$ 1,884,800.00	$ 12,691,535.00	$ -	$ 14,576,335.00
661000	Health Insurance Reserve	-	6,712,300.00	-	6,712,300.00
664000	Workers Compensation Reserve	-	1,224,000.00	-	1,224,000.00
	Total Internal Service	$ -	$ 7,936,300.00	$ -	$ 7,936,300.00
	GRAND TOTAL	$ 42,024,900.00	$ 70,985,820.00	$ 15,382,000.00	$ 128,392,720.00