

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

September 26, 2024

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, September 26, 2024 at 5:50 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Michael Polo, Kim Veris, Terry Toth, Michael Kalinich Jr.; City Council Representative, Kelly Kosek; Mayor Thomas Perciak; Administration: Assistant Law Director, Daniel Kolick; Building Commissioner, Ted Hurst; Assistant City Engineer, Lori Daley

The following was discussed:

KYURAMEN STRONGSVILLE: Mrs. Daley stated this request is for Kyuramen and they are going in at Southpark Mall. They will be taking over Chipotle and Five Guys location and utilizing the outdoor eating areas and making it one, still using the same space. They are enclosing it with a 3' high fence and it is protected and there are no zoning issues. The Engineering Department, has no report. Mr. Hurst stated it is the same patio combined into one and there are no issues. Mr. Kolick stated you can act on it.

ORDINANCE NO. 2024-136: Mr. Kolick stated this ordinance stems from a matter that was before the Board of Zoning Appeals. An individual came in and wanted to use permanent makeup, which is also called cosmetic tattooing. They perform procedures on the eyebrows, lips, and hair on individuals for permanent makeup for cosmetic and medical purposes. Some of the medical purposes include; cancer and alopecia, the makeup is semi-permanent and lasts approximately one year. This fits within our same definition as tattoo because they use needles and pigments. The problem is that our current tattooing ordinance allows them only in the Restaurant Recreational Service Zoning District and there are no vacant spots or land in the City within that zoning that I can think of. The City Planner, Law and Building Department determined that we should allow permanent makeup and tattooing in the Local Business, General Business and Shopping Center Zoning Districts. Mayor Perciak stated there are so many people that have life saving procedures and after that they need these procedures to restore their being. We really need to do something because there are so many people that come to us, this is not just a matter of making someone look better because they want a tattoo or Botox and that is why we are bending on this. Mr. McDonald stated I agree with that and the medical side pulls at our heart strings. As discussed, this morning there is no way to differentiate between the medical necessity and cosmetics so, we really can't draw a line there. I do not want Pearl Road to look like Northfield Road with tattoo parlors everywhere; however, I recognize the fact that tattoos are different then they were 20 years ago. There are licensing requirements that they will have to go through with the

City and the County Department of Health. Mr. Kolick stated we will still have our own licensing procedures and that was the Chapter that was delivered to you tonight because we still have to make sure that these procedures are sanitary so that people do not get infections. That is why they are both licensed through the County Department of Health, which is the same license for tattooing and permanent makeup. Ms. Kosek questioned, Dan which zonings would this now be permitted in if this were to pass? Mr. Kolick stated Local Business, General Business and the Shopping Center Zoning Districts. Ms. Kosek asked, would this be eliminated from the Restaurant Recreational Service Zoning District? Mr. Kolick replied, correct and Council is looking for a recommendation.

The meeting was called to order at 6:00 PM by the Chairman, Mr. McDonald.

Roll Call:

Members Present:

Mr. McDonald
Mr. Veris
Mr. Toth
Mr. Polo
Ms. Kosek
Mr. Kalinich, Jr.
Mayor Perciak

Also Present:

Mr. Kolick, Asst. Law Dir.
Mr. Hurst, Building Comm.
Mrs. Daley, Asst. Engineer
Mrs. Anderson, Recording Sec.

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes for the meeting on September 12, 2024. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARING:

1) KYURAMEN STRONGSVILLE, Xin Wan, Agent

Conditional Use Permit pursuant to Codified Ordinance Section 1258.04 (a)(4) and 1242.07 to allow Kyuramen to have an outdoor dining area with seating for (34) people, property located at SouthPark Center, Space HL96 (former Chipotle and Five Guys), PPN 396-22-001, zoned SC - Shopping Center

Mr. McDonald – Is there anyone here wishing to speak in favor of this request? Please come up to the podium and give us your name and address for the record.

Ricky Hanfeng, 9413 Scottsdale Drive, Broadview Heights Ohio, 44147

Mr. Hanfeng – I am representing Kyuramen, tonight. We are taking over the location of the old Chipotles and Five Guys. We are going to combine the existing patios and we have submitted a revised patio plan to the Building Department and have received a favorable recommendation.

Mr. McDonald – Is there anyone here who wishes to speak for or against this request? Hearing none and seeing none the public hearing is closed.

Mr. McDonald – Thank you, we will go to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, the subject site is zoned Shopping Center District. The outdoor dining area is enclosed by a 3' high fence and is protected by the existing curbing. There are no zoning issues associated with this request and approval is recommended. From the Engineering Department, no report.

Mr. McDonald – Thank you, Mr. Hurst

Mr. Hurst – From the Building Department, this is an extension of the patio, which combines two patios into one with a new fence. This meets all of the Building Codes for ingress and egress so, we have no objections.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – We are in a position to act on it.

Mr. McDonald – Are there any questions?

Mr. Polo – I make a motion to give favorable consideration for a Conditional Use Permit pursuant to Codified Ordinance Section 1258.04 (a)(4) and 1242.07 to allow Kyuramen to have an outdoor dining area with seating for (34) people, property located at SouthPark Center, Space HL96 (former Chipotle and Five Guys), PPN 396-22-001, zoned SC - Shopping Center

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call:

All Ayes

APPROVED

Mr. McDonald – When do you expect to open?

Mr. Hanfeng – We are targeting for the end of November 2024; hopefully, before Thanksgiving.

REFERRALS FROM COUNCIL:

ORDINANCE NO. 2024-136

An Ordinance Amending Sections 1242.07 (b)(10) and 1258.06 (a)(6), of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville in Order to Update the Regulation of Certain Establishments as Conditional Use Permits in Certain Districts, and Declaring an Emergency.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – This ordinance stems from a matter that was before the Board of Zoning Appeals, when an individual came in and requested to have permanent makeup in a salon. This is also called cosmetic tattooing and fits the definition of tattooing and currently the only place we allow it is in a Restaurant Recreational Service Zoning District. This ordinance would allow it in the Local Business, General Business and Shopping Center Zoning Districts, which is typically where our beauty salons and shopping centers are located. We are looking for a recommendation to Council.

Mr. McDonald – We discussed this during our Caucus, which is a part of the record. Are there any other questions or comments?

Mr. McDonald – Thank you, Mr. Kolick. Are there any questions from the Members?

Mr. McDonald - Ordinance No. 2024-136. An Ordinance Amending Sections 1242.07 (b)(10) and 1258.06 (a)(6), of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville in Order to Update the Regulation of Certain Establishments as Conditional Use Permits in Certain Districts, and Declaring an Emergency.

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to give favorable consideration for Ordinance No. 2024-136.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called:

MR. MCDONALD	YES
MR. VERIS	YES
MR. TOTH	YES
MR. POLO	YES
MS. KOSEK	ABSTAIN
MR. KALINICH, JR.	YES
MAYOR PERCIAK	YES

MOTION APPROVED

Mr. McDonald – Is there any other business to come before this Commission this evening? Seeing and hearing none, we are adjourned.

Gregory McDonald /S/
Gregory McDonald, Chairman

Mitzi Anderson /s/
Mitzi Anderson, Recording Secretary

10/10/24
Approved