

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

June 8, 2023

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, June 8, 2023 at 5:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Michael Polo, Terry Toth and Kim Veris; Mayor Thomas Perciak;
Administration: Assistant Law Director, Daniel Kolick

The following was discussed:

ORDINANCE NO 2023-076: Mr. Kolick – This ordinance is regarding the Chamber and City land swap which consists of the three lots on the southside of Royalton Road west of Pearl. The parcels need to be rezoned because it is zoned R1-75 and we need to get this on the ballot. We are looking for a positive recommendation so this can be forwarded to Council. We would like to rezone this and hopefully put a new fire station on this parcel.

ORDINANCE NO. 2023-078: Mr. Kolick – This is also related to the first item. The Town Center and the Chamber were built on one parcel and we have subsequently separated them and will transfer the Chamber parcel. However, the utilities, parking, ingress and egress run between the two parcels and we will grant cross easements to each other for all of those things.

ORDINANCE NO. 2023-080: Mr. Kolick – We are now starting to receive requests for electric vehicle charging stations. This is a whole new section of the code and it covers residential, commercial and industrial. Residential request will run through the Building Department and all the rules and regulations on location, safety protection, and the wattage they are allowed to use. The commercial use will be reviewed by the Building Commissioner if there are four or less charging stations. If someone comes in and requests a lot of charging stations, that will have to be reviewed by the Planning Commission. There are requirements in the ordinance for safety, wattage, lighting and security. We are looking for a recommendation on this to go to City Council.

Mr. Kolick – We are also starting to receive request for solar panels so we are looking at a zoning code section for solar panels.

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of May 25, 2023. If there are no additions or corrections they will stand as submitted.

REFERRALS FROM COUNCIL:

ORDINANCE NO 2023-076:

Mr. McDonald – Item Number One, 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 Properties Located in the City of Strongsville, on Royalton Road, being all of PPNs 393-28-003, 393-18-004 and 393-18-005, from R1-75 (One Family 75) Classification to PF (Public Facilities) Classification, and Declaring an Emergency.

Mr. Veris – I move to give favorable consideration for Ordinance Number 2023-076.

Mr. Toth – Second.

Mr. Kolick – Please note that we will incorporate all of our discussion in Caucus into the meeting here tonight for all three ordinances.

Mr. McDonald – Do any of the members here have any questions?

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

ORDINANCE NO. 2023-078

Mr. McDonald – Item Number Two, An Ordinance Approving and Authorizing the Mayor to Enter into a Cross Access Easement for Ingress, Egress, Parking and Certain Utilities between the City of Strongsville, Ohio and the Strongsville Chamber of Commerce, LLC, and Declaring an Emergency.

Mr. Veris – I move to give favorable consideration for Ordinance Number 2023-078.

Mr. Toth – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

ORDINANCE NO. 2023-080

Mr. McDonald – Item Number Three, An Ordinance Enacting a New Chapter 1275 of Title Six of Part Twelve of the Planning and Zoning Code of the City’s Codified Ordinances concerning Electric Vehicle Charging Stations, and Declaring an Emergency.

Mr. Veris – I move to give favorable consideration for Ordinance Number 2023-080.

Mr. Toth – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Planning Commission Minutes
June 8, 2023
Page 5

Mr. McDonald - Any other business to come before this Commission this evening?
Seeing none, we are adjourned.

Gregory McDonald, Chairman

Mitzi Anderson, Recording Secretary

Approved