

# STRONGSVILLE PLANNING COMMISSION

## MINUTES OF MEETING

**JULY 27, 2023**

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, July 27, 2023 at 5:45 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Brian David and Kim Veris; Council Representative, James Kaminski; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; Building Commissioner, Ted Hurst

The following was discussed:

**ROSEANN CYNGIER:** Mrs. Daley stated the first item is a parcel split and consolidation for Roseann Cyngier. The applicant owns three properties that front on Potomac, Serenity and Shurmer and the parcels will be reconfigured. Currently there are two smaller parcels with houses on them and one larger vacant parcel. George had no issues and everything meets the zoning requirements in R1-75. From Engineering, it is in approvable form. Mr. Hurst stated from the Building Department there are no issues with the lot split and we think it makes sense and offer a favorable recommendation. Mr. Kolick stated we are in a position to act on this. We may have to ask the applicant what are her plans for this request and are there plans to develop the larger parcel.

**KPOT & HOOLEY PUB & KITCHEN - SOUTHPARK MALL:** Mrs. Daley stated the next two are revisions to the Master Sign Program for the Mall. The first one is for KPOT Korean BBQ and the second one is for the Hooley House Pub. These are two new businesses that have moved in and would like to put up signage. The City Planner had no issues and both signs have been through the Architectural Review Board and received favorable recommendations. There are no comments from Engineering. Mr. Hurst stated the Building Department has no issues and the size of the signs meet our ordinances, this is just a simple change from the Master Sign Program. Mr. Kolick we are in a position to act on these two items.

**CARSO ROSSO WINERY:** Mrs. Daley stated the last item is Carso Rosso Winery and they are adding a tasting room addition to their existing building on Hunt Road close to West 130<sup>th</sup> Street with a parking lot, and two additional pavilions in the back. They did require variances which were approved by the BZA and George has no issues with zoning. From Engineering it is in approvable form and we have received the easement over the existing storm sewer that runs across their property. Mr. Hurst stated the Building



**NEW APPLICATIONS:**

**ROSEANN CYNGIER, Trustee**

Parcel split of PPN.'s 397-03-015 and 397-03-034 and consolidate a portion of both parcels with PPN 397-03-19, located on Potomac Drive, Serenity Drive and Shurmer Road, zoned R1-75

Mr. McDonald – The first item on the agenda is Roseann Cyngier. Please step forward and state your name and address for the record.

**Roseann Cyngier, 17757 Potomac Drive, Strongsville, Ohio**

Mr. McDonald – Please tell us what your plans are for the property.

Ms. Cyngier - Over time I have brought several segments of properties and I originally purchased two 400' backlots of houses on Shurmer. I also brought the whole development that Judge Comstock was going to develop and the house directly behind us. When I brought the initial property, I had to adjoin it to my property because there was no egress or access to it. With the large property I have egress on Serenity and I am looking to combine those properties. The house behind us does not need such a big backlot so I am going to split and adjoin that to the big property. We also have another property on Shurmer but we do not really need to change anything, but it is adjoined to it as well.

Mr. McDonald - Are there any plans for what you would like to do with the larger parcel?

Ms. Cyngier – For right now I am going to enjoy my dogs on the land and we have sequoias, dogwoods, apple and pear trees. At some point if someone wants to throw a large amount of money at us, we might look at it but for now we are not looking to do anything with it and there is currently not a plan.

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

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner the applicant owns three contiguous lots that they are requesting to split and consolidate. All three lots are zoned R1-75 and will comply with the zoning code and approval is recommended. From Engineering the plat is in approvable form.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. The Building Department has no report but offer a favorable recommendation.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you, Mr. Chairman. You are in a position to act on this item.

Mr. McDonald – Are there any questions?

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for a parcel split of PPN.'s 397-03-015 and 397-21-034 and consolidate a portion of both parcels with PPN 397-03-19, located on Potomac Drive, Serenity Drive and Shurmer Road, zoned R1-75, Roseann Cyngier, Trustee

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**KPOT SOUTHPARK MALL, LAURA HIGGINS WOYMA, AGENT**

Amendment of the SouthPark Mall Master Sign Program to add (2) signs indicated at locations M42 and M44 on the Master Sign Program signage grid for KPOT Korean BBQ & Hot Pot, property located at 500 SouthPark Center, PPN 396-22-001, zoned SC – Shopping Center *ARB Favorable Recommendation 7-11-23*

Mr. McDonald – The next item on the agenda is KPOT at SouthPark Mall. Please step forward and state your name and address for the record.

**Laura Higgins Woyma, Brilliant Electric Sign Co., 4811 Van Epps Road, Cleveland, Ohio 44131**

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

Mrs. Daley – Thank you, Mr. Chairman. The proposed additional wall signage is consistent with the overall treatments and standards for signage at the Mall and has received a favorable recommendation from the Architectural Review Board. From the City Planner approval is recommended. From Engineering no report, thank you.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department the size of the signs meets our ordinances. This is just a change to the Master Sign Program to allow multiple signs and we offer a favorable recommendation.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you, Mr. Chairman. You are in a position to act on this.

Mr. McDonald – Are there any questions?

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for an amendment of the SouthPark Mall Master Sign Program to add (2) signs indicated at locations M42 and M44 on the Master Sign Program signage grid for KPOT Korean BBQ & Hot Pot, property located at 500 SouthPark Center, PPN 396-22-001, zoned SC – Shopping Center, Laura Higgins Woyma, Agent

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call: All Ayes APPROVED

**HOOLEY PUB & KITCHEN SOUTHPARK MALL, LAURA HIGGINS WOYMA, AGENT**

Amendment of the SouthPark Mall Master Sign Program to add (2) signs indicated in locations M41 and M62 on the Master Sign Program signage grid for Hooley Pub & Kitchen, property located at 500 SouthPark Center, PPN 396-22-001, zoned SC – Shopping Center *ARB Favorable Recommendation 7-11-23*

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Mr. McDonald – The next item on the agenda is Hooley Pub & Kitchen at SouthPark Mall. Please step forward and state your name and address for the record.

**Laura Higgins Woyma, Brilliant Electric Sign Co., 4811 Van Epps Road, Cleveland, Ohio 44131**

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

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner the proposed additional wall signage is consistent with the overall treatment and standards for signage at the Mall and has received a favorable recommendation from the Architectural Review Board and approval is recommended. No report from Engineering, thank you.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department we offer a favorable recommendation based on their size they meet our ordinances, it is just about the quantity of signs.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you, Mr. Chairman. The Commission is in a position to act on this.

Mr. McDonald – Are there any questions?

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for amendment of the SouthPark Mall Master Sign Program to add (2) signs indicated in locations M41 and M62 on the Master Sign Program signage grid for Hooley Pub & Kitchen, property located at 500 SouthPark Center, PPN 396-22-001, zoned SC – Shopping Center, Laura Higgins Woyma, Agent

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call:

All Ayes

APPROVED

**CARSO ROSSO WINERY, MICHAEL MOLCHAN, AGENT**

- a) Approval for acceptance of a storm sewer easement on PPN 399-33-099 and
- b) Site plan approval for an 880 SF tasting room addition to the existing building and (2) pavilions for Carso Rosso Winery property located at 19583 Hunt Rd, PPN 399-33-020 and 393-33-099 zoned GB – General Business and R-RS Restaurant Recreational Services. *ARB Favorable Recommendation 6-20-23*

Mr. McDonald – The next item on the agenda is Carso Rosso Winery. Please step forward and state your name and address for the record.

**Adam Zambetti , 19583 Hunt Road, Strongsville, Ohio**

**Michael Molchan, Malcovich and Pusti, 111 Front Street, Berea, Ohio**

Mr. McDonald – Thank you, please give us a description of the project.

Mr. Molchan - This is an addition to the existing building with a tasting room and a basement for storage, they will be moving wine production to that area. Also, the parking area will be added to service the new tasting room.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner the applicant received front setback variances from the Board of Zoning Appeals for both the front building and parking setbacks. The proposed plans comply with all the other setback and building coverage requirements. This has also received a favorable recommendation from the Architectural Review Board and approval is recommended. From Engineering both the plans and the storm sewer easement agreement are in approvable form, thank you.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. The Building Department has no report on this; however, I would like to give a report for Captain Tilbert. His reports states that 4b is in approvable form.

Mr. McDonald – Thank you, Mr. Kolick.

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Mr. Kolick – Thank you, Mr. Chairman. The Commission is in a position to act on this; however, we do need to act on this separately because Item A will need to go to City Council for approval of the easement. The Law Department has approved it as well as Engineering.

Mr. McDonald – Are there any questions?

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for approval for acceptance of a storm sewer easement on PPN 399-33-099 for Carso Rosso Winery, Michael Molchan, Agent

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call: All Ayes APPROVED

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for site plan approval for an 880 SF tasting room addition to the existing building and (2) pavilions for Carso Rosso Winery property located at 19583 Hunt Rd, PPN 399-33-020 and 393-33-099 zoned GB – General Business and R-RS Restaurant Recreational Services, Carso Rosso Winery, Michael Molchan, Agent

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Call: All Ayes APPROVED

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

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Greg McDonald, Chairman

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Mitzi Anderson, Recording Secretary

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Approved