

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

January 16, 2025

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, January 16, 2025 at 5:50 p.m.***

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

The following was discussed:

ALLOY PERSONAL TRAINING: Mrs. Daley stated this request is for a personal training facility to be located in the existing shopping center at the southwest corner of Pearl and Drake Road, next to Tommy's Pizza. This is zoned GB - General Business; therefore, they will need a Conditional Use Permit. The City Planner, had no issues and they are not changing the footprint of the building or parking lot. There are three additional employees and there are no modifications needed to the existing parking, so he recommends approval. From the Engineering Department, no comments. Mr. Hurst stated the Building Department has no objections to the Conditional Use Permit. This is a small fitness facility and it is my understanding, from what I have been told, that there will not be anything happening outside of the building, which was a concern for a couple of people that called in regarding this. There will be no activity outside and it will be all indoors. Mr. Kolick stated you are in a position to act on it.

Mr. McDonald – We would like to welcome our new Member, Council Representative Brian Spring.

Mr. Spring – Thank you.

Mr. McDonald – We do appreciate your involvement in the Planning Commission and there is the option for Council to appoint someone outside of Council to be on the Planning Commission. I think that having a Member of Council on the Planning Commission helps with the conduit between us, to make sure that we understand what Council's thoughts are on items, this should be a good fit.

Mr. Spring – I will be a good liaison between the two.

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

Roll Call:

Members Present:

Mr. McDonald
Mr. Polo
Mr. Veris
Mr. Toth
Mr. Kalinich
Mr. Spring
Mayor Perciak

Also Present:

Mr. Kolick – Asst. Law Director
Mr. Hurst, Building Commissioner
Mrs. Daley, Assistant City Engineer
Mrs. Anderson, Recording Secretary

ELECTION OF OFFICERS:

Mr. McDonald – I would like to open up the nominations for the annual Election of Officers.

Mr. Veris – Mr. Chairman.

Mr. McDonald – Mr. Veris.

Mr. Veris – I move to nominate **Gregory McDonald** for Chairman for the Planning Commission for the year 2025 and also request that the nominations for Chairman be closed and that this individual be unanimously elected.

Mr. Toth – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Called:

All Ayes

APPROVED

Mr. McDonald – Now I would like to open the nominations for Vice Chairman.

Mr. Veris – Mr. Chairman.

Mr. McDonald – Mr. Veris.

Mr. Veris – I move to nominate **Michael Polo** for Vice Chairman for the Planning Commission for the year 2025 and also request that the nominations for Vice Chairman be closed and that this individual be unanimously elected.

Mr. Toth – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of December 19, 2024. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARING:

1) ALLOY PERSONAL TRAINING, Mike Williams, Agent

Conditional Use Permit pursuant to Codified Ordinance Sections 1258.03 (E) and 1242.07 to allow Alloy Personal Training to operate an Exercise Facility for property located at 17664 Pearl Road, PPN 394-25-001, zoned GB – General Business

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

Mike Williams, 2924 Benjamin Drive, Brunswick, Ohio

Mr. McDonald – Please tell us about the operation.

Mr. Williams – This is a family company and we have six franchises that we are opening. We currently have one location open and we provide specific strength training to those between the ages 40-65 years old. In particular we provide functional and strength

training. We have one location open in Sylvania Ohio and Strongsville will be our second location, if approved. This is a family operation and my wife and I own the company and my son is a strength trainer and will run the Strongsville location. As we open up the additional six locations, this will be the second, with other locations in Westlake, Avon, Upper Arlington, Dublin and Grandview. My other son lives in Columbus and he may or may not want to be involved. We provide small group personal training and currently Alloy has 250 locations under contract and 100 open and the goal is to have 900 locations open by 2030. My family intends to open up at least six locations and the ultimate plan is to open up 20 locations. I would like to address some of the concerns that I heard, we do not do anything outside, no loud music, this is very small and there is a maximum of six people at one time and there are no open doors. Our demographic is between 40-65 years old and they do not like that kind of stuff and I don't either. We look forward to being a good and productive resident of Strongsville.

Mr. McDonald – Is there anyone else that wishes to speak in favor of this request? Is there anyone who wishes to speak against this request? Seeing and hearing none, I declare this Public Hearing closed and we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – From the City Planner, the applicant is not proposing any changes to the footprint of the building, parking lot and there are no modifications of the existing parking required, approval is recommended. From the Engineering Department, no report.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, we have no objections to the Conditional Use Permit. As he stated, there will not be any exterior activity outside. I think this will be a good use for an empty tenant space.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – You are in a position to act on this.

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

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo - Mr. Chairman, I move to give a favorable approval for a Conditional Use Permit pursuant to Codified Ordinance Sections 1258.03 (E) and 1242.07 to allow Alloy Personal Training to operate an Exercise Facility for property located at 17664 Pearl Road, PPN 394-25-001, zoned GB – General Business

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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

Gregory McDonald /s/
Gregory McDonald, Chairman

Mitzi Anderson /s/
Mitzi Anderson, Recording Secretary

2/13/25

Approved