

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

January 29, 2026

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, January 29, 2026 at 5:50 p.m.***

Present: Planning Commission Members: Chairman; Gregory McDonald, Vice Chairman; Michael Polo, Kim Veris, Terry Toth and Michael Kalinich Jr.; City Council Representative, Anthony Zacharyasz Jr. Administration: Assistant Law Director, Daniel Kolick; Building Commissioner; Ted Hurst; Assistant City Engineer, Lori Daley; Fire Department, Captain Andrew Green

The following was discussed at the Caucus:

CAMDEN WOODS, LLC: Mrs. Daley stated this request is for a Conditional Use Permit to allow a Pilates studio to operate at 20967 Royalton Road, which is part of Camden Woods. The City Planner has no issues with the request. From the Engineering Department, we have no report. Mr. Hurst stated from the Building Department, we have no report and no objections. Captain Green stated from the Fire Department, we have no report. Mr. Kolick stated from the Law Department, there will be a public hearing and the Commission is in a position to act on this.

ZEST PASTRY & COFFEE: Mrs. Daley stated this request is for site plan approval for a drive-thru window, which will go around the existing building. They have invested into the renovations of the building. There is currently a white vinyl fence up between the residents and this property and all of the lighting will remain the same. The City Planner has no issues with the request and there are no setback or zoning issues. From the Engineering Department, this is in approvable form. Mr. Hurst stated from the Building Department, they have made a substantial investment into this property and we have no report or objections. Captain Green stated from the Fire Department, the drive-thru will not affect any Fire Department operations. Mr. Kolick from the Law Department, if this business develops any noise complaints, we would like for you to work with the City to resolve them. There is a residential development directly to the north and west of this business and although they have a fence, they may need to do some other type of sound deadening around the drive-thru menu boxes. This is only if we receive complaints and hopefully that will not be the case. The Commission is in a position to act on this.

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 Jr.
Mr. Zacharyasz Jr.

Also Present:

Mr. Kolick , Asst. Law Director
Mr. Hurst, Building Commissioner
Mrs. Daley, Assistant City Engineer
Captain Green, Fire Department
Mrs. Anderson, Recording Secretary

MOTION TO EXCUSE:

Mr. Polo – Mr. Chairman.

Mr. Chairman – Mr. Polo.

Mr. Polo – I move to excuse Mayor Perciak for just cause.

Mr. Veris – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

Mr. McDonald – The Commission would like to welcome City Council's representative to the Planning Commission, Anthony Zacharyasz.

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of January 15, 2026. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

1) CAMDEN WOODS RETAIL, LLC (OWNER) Adam Comer, Agent

Conditional Use Permit pursuant to Codified Ordinance Section 1258.02(b) and 1242.07 to permit a 2,055 SF Pilates studio for property located at 20967 Royalton Road, PPN 393-15-031, zoned Local Business

Mr. McDonald – If the applicant can step to the podium and give us your name and address for the record.

Michael Catanzarite, 13330 Webster Road, Strongsville, Ohio

Mr. McDonald – Please give us a description of your project.

Mr. Catanzarite - We are requesting a Conditional Use Permit for a Pilates studio. The company operating this started VIO Salon and they had 60 locations but sold them. This will be one of seven Pilates studio locations that they are opening in 2026.

Mr. McDonald – Is there anyone else wishing to speak in favor of the project? Is there anyone wishing to speak against this project? Seeing and hearing none we will consider the public hearing closed. We will now go to our Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, the subject site is zoned Local Business and the applicant is seeking approval of the exercise facility as a conditional use pursuant to Sections 1258.02(b) and 1242.07. It is recommended that the Planning Commission grant approval for the Pilates studio to occupy 2,055 SF of commercial space at 20967 Royalton Road. From the Engineering Department, we have no report.

Mr. McDonald– Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department, we have no report or objections.

Mr. McDonald– Thank you, Captain Green.

Captain Green – Thank you, Mr. Chairman. From the Fire Department, we have no report.

Mr. McDonald– Thank you, Mr. Kolick.

Mr. Kolick– Thank you, Mr. Chairman. From the Law Department, the Commission is in a position to act on it.

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 favorable consideration for Conditional Use Permit pursuant to Codified Ordinance Section 1258.02(b) and 1242.07 to permit a 2,055 SF Pilates studio for property located at 20967 Royalton Road, PPN 393-15-031, zoned Local Business

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATION

2) ZEST PASTRY AND COFFEE CO., (OWNER) Dora Estehpan, Agent

Site Plan approval for a drive-thru operation for Zest Pastry & Coffee, property located at 10252 West 130th Street, PPN 398-12-019, zoned LB – Local Business

Mr. McDonald – If the applicant can step to the podium and give us your name and address for the record.

Nicolette Zahniser, 13772 Webster Road, Strongsville, Ohio

Mr. McDonald – We will go to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, there are no setback or other zoning issues associated with this request and approval is recommended. From the Engineering Department, the plans are in approvable form.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department, we have no report or objections.

Mr. McDonald– Thank you, Captain Green.

Captain Green – Thank you, Mr. Chairman. From the Fire Department, this will not affect Fire Department operations and we have no objections.

Mr. McDonald– Thank you, Mr. Kolick.

Mr. Kolick– Thank you, Mr. Chairman. What are the hours of operations for the drive-thru?

Ms. Zahniser - The hours will be Monday through Saturdays 6:30 am – 6:00 pm.

Mr. Kolick – As noted in Caucus, pay attention to the noise from the drive-thru speakers. If the City begins to get complaints, you may have to do something to dull the noise of the speakers.

Ms. Zahniser – Absolutely.

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 favorable consideration for site plan approval for a drive-thru operation for Zest Pastry & Coffee, property located at 10252 West 130th Street, PPN 398-12-019, zoned LB – Local Business

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – Is there 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

2-12-26
Approved