

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 23, 2025

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, October 23, 2025 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, Brian Spring; Mayor Thomas Perciak; Administration: Assistant Law Director, Daniel Kolick; Building Commissioner; Ted Hurst; Assistant City Engineer, Lori Daley; Fire Department, Captain Andrew Green

The following was discussed:

CORENO CONTRACTOR UNITS: Mrs. Daley stated this request is for a time extension because construction has not begun. The Planning Commission approved the contractor units last year, which will be located on the corner of Stelfast and Foltz Parkway. From the City Planner, there are no issues. From the Engineering Department, there are no objections. Mr. Hurst stated from the Building Department, there are no objections, this is per the original approval. Captain Green stated from the Fire Department, there are no objections; however, please refer to our notes from the meeting of October 10, 2024. Mr. Kolick stated from the Law Department, you are in a position to act on it, you may want to ask what is the timeline of the project.

C. H. REED: Mrs. Daley stated this request is for a proposed parking lot in the back of the building. This is an industrial building located on Progress Drive and meets all of the zoning requirements. From the City Planner, there are no issues. From the Engineering Department, there are no objections, PPG, which is another industrial property is located in the rear of the lot. Mr. Hurst stated from the Building Department, there is no report. Captain Green stated from the Fire Department, there is no report. Mr. Kolick stated from the Law Department, there are no issues, it is zoned industrial in front of and behind the property, there are no concerns about lighting. Mr. Lengel of Advanced Asphalt Paving asked if an asphalt curb could be approved in lieu of the concrete curb? Mr. Kolick replied, no the Code requires concrete curbing.

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
Captain Green, Fire Department
Mrs. Anderson, Recording Secretary

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of September 25, 2025. If there are no additions or corrections they will stand approved as submitted.

NEW APPLICATIONS:

1) CORENO CONTRACTOR UNITS/Gregg Coreno, Owner

Extension of time of original approval given on October 10, 2024 for 1 year until 10-10-26, for Coreno Contractor Units, property located on Foltz Parkway, PPN 394-10-005, zoned GI – General Industrial

Mr. McDonald – Item number one on the agenda is for Coreno Contractor Units. If the applicant can step forward and give us your name and address for the record.

Gregg Coreno, 19946 Winding Trail Strongsville, Ohio

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

Mrs. Daley – From the City Planner and the Engineering Department, there is no objection for the request of an extension of time.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, there is no objection to the request for an extension.

Mr. McDonald – Thank you, Captain Green.

Captain Green – From the Fire Department, there is no objection to the extension, please refer to our notes from the meeting of October 10, 2024.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, you are in a position to act on it.

Mr. McDonald – Gregg can you give us an idea of when you plan to start construction?

Mr. Coreno - Weather permitting, this year but most likely spring.

Mr. McDonald – Do you already have leases for the spaces?

Mr. Coreno – They are all leased.

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 the extension of time of original approval given on October 10, 2024 for 1 year until 10-10-26, for Coreno Contractor Units, property located on Foltz Parkway, PPN 394-10-005, zoned GI – General Industrial

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

2) C. H. REED, Advanced Asphalt Paving, Agent

Site Plan approval for a parking lot expansion for C.H. Reed,
Property located at 19733 Progress Road, PPN 392-25-007,
zoned GI - General Industrial

Ken Lengyel, 1499 Enterprise Parkway, Twinsburg, Ohio

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

Mrs. Daley – From the City Planner, the proposed parking lot will conform to the parking lot setback requirements for the General Industrial zoning district. From the Engineering Department, the plans are in approvable form.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, there is no report.

Mr. McDonald – Thank you, Captain Green.

Captain Green – From the Fire Department, there is no report.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, you are 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 Site Plan approval for a parking lot expansion for C.H. Reed, Property located at 19733 Progress Road, PPN 392-25-007, zoned GI - General Industrial

Planning Commission Minutes
October 23, 2025
Page 5 of 5

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald - Seeing no other business to come before this Commission, we are adjourned.

Gregory McDonald /s/
Gregory McDonald, Chairman

Mitzi Anderson /s/
Mitzi Anderson, Recording Secretary

11-20-25
Approved