

## **STRONGSVILLE PLANNING COMMISSION**

### **MINUTES OF MEETING**

**October 24, 2024**

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, October 24, 2024 at 5:45 p.m.***

Present: Planning Commission Members: Michael Polo, Acting Chairman; Kim Veris, Terry Toth, Michael Kalinich Jr and Mayor Thomas Perciak; Administration: Law Director, Neal Jamison; Building Commissioner, Ted Hurst; Assistant Engineer, Lori Daley; and Fire Department Representative, Captain Green

The following was discussed:

**ROBERT ZUERCHER** Mrs. Daley stated this is for a lot split and consolidation. The applicant owns two (2) parcels on Hunt Road and one parcel is vacant and the other parcel has a house on it. They did have some accessory buildings but those have been raised and just the house is on the lot. They are planning to split off the back portion of the parcel that has the house and consolidate it to the adjacent parcel. There will be a bigger vacant parcel and a smaller parcel, which has the house on it. From the City Planner, he had no issues, both of the lots meet the zoning requirements. From the Engineering Department, it is in approvable form. From the Building Department, Mr. Hurst stated we have no report and no objections. From the Fire Department, Captain Green stated we have no report and no objections. From the Law Department, Mr. Jamison stated everything appears to be in good order and the Commission is in a position to act on this.

**MARKS ROAD PROPERTY LTD:** Mrs. Daley stated this is a lot split; however, it is titled a subdivision because this will need to go to City Council since Marks Road is not fully improved. Essentially, this will split one parcel that fronts on Marks Road, which has the railway that dissects the parcel. This parcel has split zoning, which includes RT-C Townhouse Cluster on Marks Road and the back is GI – General Industrial. The proposed split will align with those zoning lots, as well. The City Planner is good with the split and this has received approval from the BZA. One parcel does not have frontage on Marks Road; however, it does have access through an existing easement, which goes out to Foltz Industrial Parkway. From the Engineering Department, it is in approvable form. From the Building Department, Mr. Hurst stated we have no report and no objections. From the Fire Department, Captain Green stated we have no report and no objections. From the Law Department, Mr. Jamison stated this must go to City Council for approval but the Commission is in a position to act on this tonight.

**AT & T MOBILITY:** Mrs. Daley stated this is swapping out antennas and equipment that is located on the water tower. The City Planner had no issues from a zoning stand point and nothing new is being added on the ground. From the Engineering Department, it is in approvable form. From the Building Department, Mr. Hurst stated we have no objections and if this is approved they will need to submit their application to the Building Department for the installation. From the Fire Department, Captain Green stated we have no report and no objections. From the Law Department, Mr. Jamison stated based on Federal Statue we are compelled to approve this unless this endangers public safety and welfare. The approval should be contingent on any conditions that are imposed by the City of Cleveland. This is on our property but the water tower is owned by the City of Cleveland. Also, since this is on public property, Council will have to approve this, as well. The Commission is in a position to go forward and act on Item A and Item B.

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

Roll Call:

Members Present:

Mr. Polo  
Mr. Veris  
Mr. Toth  
Mr. Kalinich, Jr.  
Mayor Perciak

Also Present:

Mr. Jamison, Law Director  
Mr. Hurst, Bldg. Commissioner  
Mrs. Daley, Asst. Engineer  
Captain Green, Fire Dept.  
Mrs. Anderson, Recording Sec.

**MOTION TO EXCUSE:**

Mr. Veris– Mr. Chairman.

Mr. Polo – Mr. Veris.

Mr. Veris – I move to excuse Mr. McDonald and Ms. Kosek for just cause.

Mr. Toth – Second.

Mr. Polo – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

**APPROVAL OF MINUTES**

Mr. Polo– You have had a chance to review the minutes for the meeting on October 10, 2024. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATIONS:**

**1) ROBERT ZUERCHER, OWNER**

Parcel Split and Consolidation of PPN' s 399-22-020 and 399-22-021, property located at 17971 Hunt Road, zoned R1-75.

Mr. Polo – Item number one on the agenda is for Robert Zuercher. Will a representative step forward to the podium with your names and addresses for the record and give us a description of your project.

**Robert Zuercher, 17971 Hunt Road, Strongsville, Ohio**

**Brittnee O'Donnell, 17971 Hunt Road, Strongsville, Ohio**

Mr. Zuercher – The project is for a lot split and consolidation. We will sell off the parcel with the house and build on the vacant lot, hopefully soon.

Mr. Polo - We will now go to our Administrative Reports, Mrs. Daley.

Mrs. Daley– From the City Planner, the proposed lots will both conform to the minimum requirements of the R1-75 Zoning District and approval is recommended. From the Engineering Department, the plan is in approvable form.

Mr. Polo– Thank you, Mr. Hurst.

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

Mr. Polo – Thank you, Captain Green.

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

Mr. Polo – Thank you, Mr. Jamison.

Mr. Jamison – From the Law Department, the Commission is in position to go forward and act on this.

Mr. Polo -Thank you. Are there any questions or comments from the Members?

Mr. Veris – I move to give favorable consideration for the Parcel Split and Consolidation of PPN' s 399-22-020 and 399-22-021, property located at 17971 Hunt Road, zoned R1-75.

Mr. Toth – Second.

Mr. Polo – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**2) MARKS ROAD PROPERTY LTD (OWNER), Loudan Klein, Agent**

Parcel Split/Subdivision of PPN 394-07-001, property located at 17607 Marks Road, zoned RT-C – Townhouse Cluster and GI – General Industrial \* *BZA Approval for Frontage Variance 9-25-24*

Mr. Polo – Item number two on the agenda is for Marks Road Property LTD. Will a representative step forward to the podium with your name and address for the record and give us a description of your project.

**Loudan Klein, 2211 Medina Road, Suite 100, Medina, Ohio 44256**

Mr. Klein – As Ms. Daley presented in her report earlier, this is a lot split of approximately 56 acres that is divided by the railway. The 15 acres resides as a parcel for future development.

Mr. Polo - We will now go to our Administrative Reports, Mrs. Daley.

Mrs. Daley– From the City Planner, the applicant proposes to split the parcel into two (2) parcels, Parcel A and Parcel B. Parcel A will contain 15 acres and have frontage on Marks Road, which is located in the RT-C Zoning District and Parcel B, which is in the GI Zoning District and has no access on the dedicated road but has access by an existing access easement. The Board of Zoning Appeals has granted a frontage variance for the creation of Parcel B. Parcel A will conform to the requirements of the RT-C Zoning District and Parcel B will conform to the requirements of the General Industrial Zoning District and approval is recommended. From the Engineering Department, the plans are in approvable form.

Mr. Polo – Thank you, Mr. Hurst.

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

Mr. Polo – Thank you, Captain Green.

Captain Green - From the Fire Department, there is no report and no objections.

Mr. Polo – Thank you, Mr. Jamison.

Mr. Jamison – From the Law Department, as I related earlier this is required to go to City Council for their approval. The Commission is in position to act on this tonight.

Mr. Polo - Thank you. Are there any questions or comments from the Members?

Mr. Veris – I move to give favorable consideration for the Parcel Split/Subdivision of PPN 394-07-001, property located at 17607 Marks Road, zoned RTC –Townhouse Cluster and GI – General Industrial

Mr. Toth– Second.

Mr. Polo– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**3) AT & T MOBILITY (OWNER), Timothy Monsour, Agent**

- a) Approval of a Certificate of Appropriateness Pursuant to Codified Ordinance Section 1212.07 to permit the replacement of antennas and related equipment for the existing cellular facility on the water tower for AT & T Mobility, property located at 18778 Royalton Road, PPN 396-10-014, zoned PF – Public Facility
- b) Site Plan approval for the replacement of antennas on the existing water tower and related equipment for the existing cellular facility for AT & T Mobility, property located at 18778 Royalton Road, PPN 396-10-014, zoned PF - Public Facility

Mr. Polo – Item number three on the agenda is for AT & T Mobility. Will a representative step forward to the podium with your name and address for the record and give us a description of your project.

**Rick Hartman, 4296 West 196<sup>th</sup> Street, Fairview Park, Ohio 44126**

Mr. Hartman – On the project, we are simply changing out technology on the water tank and changing some of the ground equipment. We are not changing the footprint on the ground or the height of the antennas. As Mr. Jamison mentioned, we have approval from the City of Cleveland and we have submitted the consent letter from them. We fully understand that once we get through this process, we will need to file a building permit with the City, as well.

Mr. Jamison – That being said, I don't think we need the contingency language.

Mr. Polo - We will now go to our Administrative Reports, Mrs. Daley.

Mrs. Daley – From the City Planner, there are no zoning or setback issues because everything is taking place on the existing water tower and within the existing compound and approval is recommended. From the Engineering Department, the plans are in approvable form.

Mr. Polo – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, there is no report and no objections. As I noted, they will need to apply for the building permit once this is approved.

Mr. Polo– Thank you, Captain Green.

Captain Green - From the Fire Department, there is no report and no objections.

Mr. Polo – Thank you, Mr. Jamison.

Mr. Jamison – From the Law Department, we are in position to move forward and have the Commission act on this proposal.

Mr. Polo -Thank you. Are there any questions or comments from the Members?

Mr. Veris – I move to give favorable consideration for the Certificate of Appropriateness Pursuant to Codified Ordinance Section 1212.07 to permit the replacement of antennas and related equipment for the existing cellular facility on the water tower for AT & T Mobility, property located at 18778 Royalton Road, PPN 396-10-014, zoned PF – Public Facility

Mr. Toth– Second.

Mr. Polo – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. Veris – I move to give favorable consideration for Site Plan approval for the replacement of antennas on the existing water tower and related equipment for the existing cellular facility for AT & T Mobility, property located at 18778 Royalton Road, PPN 396-10-014, zoned PF - Public Facility

Mr. Toth– Second.

Mr. Polo – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. Polo – Seeing no other business to come before this Commission, we are adjourned.

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Michael Polo III, Vice-Chairman

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Mitzi Anderson, Recording Secretary

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Approved