

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 20, 2025

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, November 20, 2025 at 5:50 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Michael Polo, Kim Veris, Mr. Toth, Michael Kalinich Jr and Mr. Brian Spring; Administration: Assistant Law Director, Daniel Kolick

The following was discussed:

ORDINANCE 2025-128: Mr. Kolick stated the two parcels are located on the corner of Rockglen Drive and Pearl Road. For thirty years these parcels were zoned General Business; however, approximately four years ago at the owner's request, these parcels were rezoned to Public Facility, to put in a rehabilitation/skilled nursing facility. The project never went forward and the owner is now asking to rezone the property back to General Business to put in a Meijer Grocery Store. We have received a number of inquiries from the public addressing concerns on traffic and lighting, which are legitimate concerns. However, those concerns would be covered in the planning process where our Engineer and Police Department would review the safety and traffic issues. The Architectural Review Board would review the lighting and the Engineering Department would review the drainage issues. These are legitimate concerns and would be taken into account if City Council rezones the property and they come back with a site plan for review and they would be required to come back to the Planning Commission for approval and they are looking for a recommendation to City Council. There is not a public hearing here tonight but there will be a public hearing before City Council. This will go back to City Council for a second reading, which will be at their next meeting on December 1, 2025. They will then schedule a public hearing, which will probably be sometime in January 2026 and the public hearing would be the time to address any concerns that the public may have.

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

Also Present:

Mr. Kolick, Asst. Law Director
Mrs. Anderson, Recording Secretary

MOTION TO EXCUSE

Mr. Polo – Mr. Chairman.

Mr. McDonald – 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

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of October 23, 2025. If there are no additions or corrections they will stand approved as submitted.

REFERRAL FROM COUNCIL:

1) ORDINANCE NO. 2025-128

An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Real Estate Located at 19156 Pearl Road PPN (394-31-007) in the City of Strongsville from PF (Public Facilities) Classification to GB (General Business) Classification, and in Addition, Vacant Land Located on Pearl Road Near Rockglen Drive (PPN 394-32-001) from PF (Public Facilities) Classification to GB (General Business) Classification, and Declaring an Emergency

Mr. McDonald – Under referrals from Council, Mr. Kolick.

Mr. Kolick – From the Law Department, the two parcels are located on the corner of Rockglen Drive and Pearl Road. These parcels were zoned General Business for approximately 30 years and as I noted around four years ago the owner came in and wanted to put in a rehabilitation skilled nursing facility and it was rezoned to Public Facility. They are requesting to return the zoning to the original zoning of General Business and the proposed use is for a Meijer Grocery Store. They are looking for a recommendation to City Council.

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

Mr. McDonald – To clarify from a safety standpoint, the issues of fire, police and lighting will all be addressed once we receive their site plans, if it gets that far.

Mr. Kolick – Yes, when a site plan is submitted there will be a review of the traffic, location of the driveways, lighting, landscaping, mounding, walls, fencing and drainage, which are all legitimate concerns that will be addressed down the line if City Council approves the rezoning. Once they bring in site plans our Fire and Engineering Department will review them. I mentioned these things because some people have raised legitimate concerns and they will be addressed down the line if City Council rezones the parcels and they submit plans.

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

Mr. McDonald – Ordinance No. 2025-128. An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Real Estate Located at 19156 Pearl Road PPN (394-31-007) in the City of Strongsville from PF (Public Facilities) Classification to GB (General Business) Classification, and in Addition, Vacant Land Located on Pearl Road Near Rockglen Drive (PPN 394-32-001) from PF (Public Facilities) Classification to GB (General Business) Classification, and Declaring an Emergency

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo - Mr. Chairman, I move to give favorable consideration for Ordinance No. 2025-128.

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Call:

Mr. McDonald	YES
Mr. Polo	YES
Mr. Veris	YES
Mr. Toth	YES
Mr. Kalinich	YES
Mr. Spring	ABSTAIN

MOTION 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

12-18-25
Approved