

**STRONGSVILLE PLANNING COMMISSION  
AGENDA**

**Council Chambers  
18688 Royalton Road**

**Thursday, November 30, 2023  
6:00 PM**

- (A) **5:45 PM Caucus.**
- (B) **6:00 PM Call to Order.**
- (C) **Approval of Minutes of November 9, 2023.**

(D) **PUBLIC HEARING:**

1) **SHEETZ INC., Josh Lyons, Agent**

- a) Conditional Use Permit pursuant to Codified Ordinance Sections 1258.05 (a)(6) and 1242.07 to allow Sheetz Inc. to construct an Outdoor Eating Area with seating for (16) people for property located at 15385 Royalton Road, PPN 399-02-013, zoned MS-Motorist Service
- b) Conditional Use Permit pursuant to Codified Ordinance Sections 1242.07(b)(9) and 1258.05(a)(6) to allow Sheetz Inc. to use space for an outdoor propane sale and exchange area for property located at 15385 Royalton Road, PPN 399-02-013, zoned MS-Motorist Service
- c) Site Plan approval of a 6,139 SF Sheetz with fuel island/canopy and drive-thru for property located at 15385 Royalton Road, PPN 399-02-013, zoned MS-Motorist Service  
*\*ARB Favorable Recommendation 3-28-23*

(E) **NEW APPLICATIONS:**

2) **ENTERPRISE PHOTO BOOTH, Anthony J. Cerny, Agent**

Site Plan approval of a 4,884 SF Enterprise Photo Booth to be located at 8249 Mohawk Drive, PPN 395-12-005, zoned RD- Research Development  
*\*ARB Favorable Recommendation 11-21-2023*

**(F) REFERRALS FROM COUNCIL:**

**3) ORDINANCE NO. 2023-159**

An Ordinance Amending Sections 1252.15 and 1252.16 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville Concerning Accessory Buildings and Projections into Yards in Residential Districts

**(G) And any other business to come before this Commission.**