

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

December 18, 2025

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, December 18, 2025 at 5:50 p.m.***

Present: Planning Commission Members Terry Toth, Michael Kalinich Jr; City Council Representative Brian Spring and Mayor Thomas Perciak; Administration: Assistant Law Director, Daniel Kolick; Building Commissioner, Ted Hurst; Assistant City Engineer, Lori Daley

The following was discussed:

ORDINANCE 2025-140: Mr. Kolick stated this request is for the amendment of Section 1252.17, concerning fences. The amendments to this ordinance prohibit a fence to be located within a storm sewer, swale system and/or easement and must not obstruct the drainage. Amendments also include, a minimum distance of twenty-four (24) inches of separation between two (2) parallel fences. We are looking for a recommendation to City Council.

ORDINANCE 2025-144: Mr. Kolick stated this request is for applicants that would like to locate fiber in the City right-of-way, we do not currently have an ordinance directly addressing this. This ordinance provides a procedure to adhere to, which requires applications and permit fees. If the fiber optics are installed above ground it would require Planning Commission approval, otherwise it will require the review and approval of the Building and Engineering Department. We are looking for a recommendation to City Council.

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

Roll Call:

Members Present:

Mr. Toth
Mr. Kalinich
Mr. Spring
Mayor Perciak

Also Present:

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

MOTION TO EXCUSE

Mr. Kalinich – Mr. Chairman.

Mr. Toth – Mr. Kalinich.

Mr. Kalinich – I move to excuse Mr. McDonald, Mr. Polo and Mr. Veris for just cause.

Mr. Spring – Second.

Mr. Toth – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

APPROVAL OF MINUTES

Mr. Toth – You have had a chance to review the minutes of November 20, 2025.
If there are no additions or corrections they will stand approved as submitted.

REFERRALS FROM COUNCIL:

1) ORDINANCE NO. 2025-140

An Ordinance Amending Section 1252.17 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville Concerning Fences in Residential Districts, and Declaring an Emergency.

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

Mr. Kolick – From the Law Department, this is an ordinance for the amendment of Section 1252.17, concerning fences in residential districts. The amendments to this ordinance prohibit a fence located within a storm sewer, swale system and/or easement from obstructing drainage. In addition, the amendment includes a minimum distance of twenty-four (24) inches of separation for two (2) parallel fences. We are looking for a recommendation to City Council.

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

Mr. Toth – Ordinance No. 2025-140 . An Ordinance Amending Section 1252.17 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville Concerning Fences in Residential Districts, and Declaring an Emergency.

Mr. Kalinich – Mr. Chairman.

Mr. Toth – Mr. Kalinich.

Mr. Kalinich - Mr. Chairman, I move to give favorable consideration for Ordinance No. 2025-140.

Mr. Spring – Second.

Mr. Toth– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

2) ORDINANCE NO. 2025-144

An Ordinance Enacting New Chapter 878 “Fiber Optic Installers” of Title Two of Part Eight-Business Regulation and Taxation Code of the Codified Ordinances of the City of Strongsville, and Declaring and Emergency.

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

Mr. Kolick – From the Law Department, this ordinance deals with the installation of fiber optics in the right-of-way and we have received a plethora of request. This ordinance protects the City to ensure there is not an obstruction and from the interference with other utilities. The process of application would require a review and approval from the Building and Engineering Department and they have all of the application requirements and fees. This would only require approval from the Planning Commission if they are doing something above ground with a minimum of size and height. We are looking for a recommendation to City Council.

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

Mr. Toth – Ordinance No. 2025-144. An Ordinance Enacting New Chapter 878 “Fiber Optic Installers” of Title Two of Part Eight-Business Regulation and Taxation Code of the Codified Ordinances of the City of Strongsville, and Declaring and Emergency.

Mr. Kalinich – Mr. Chairman.

Mr. Toth – Mr. Kalinich.

Mr. Kalinich - Mr. Chairman, I move to give favorable consideration for Ordinance No. 2025-144.

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Mr. Spring – Second

Mr. Toth– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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

Terry Toth / /s/

Terry Toth, Acting Chairman

Mitzi Anderson /s/

Mitzi Anderson, Recording Secretary

1/15/26

Approved