

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

February 12, 2026

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, February 12, 2026 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, Anthony Zacharyasz Jr.; Mayor Perciak. Administration: Assistant Law Director, Daniel Kolick; Building Commissioner; Ted Hurst; Assistant City Engineer, Lori Daley

The following was discussed at the Caucus:

SOUTHPARK RETAIL LLC: Mrs. Daley stated this request is for a Conditional Use Permit to allow Bodybar to operate a Pilates studio at 17893 SouthPark Center. The City Planner had no issues with the zoning. From the Engineering Department, we have no report. Mr. Hurst stated from the Building Department, this request is for a Conditional Use Permit to allow a Pilates studio for Bodybar, which is a national chain. The Building Department has no objections to this request. Mr. Kolick stated from the Law Department, the Commission is in a position to act on this.

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 Jr.
Mr. Zacharyasz Jr.
Mayor Perciak

Also Present:

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

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of January 29, 2026. If there are no additions or corrections they will stand as submitted.

PUBLIC HEARING:

Mr. McDonald – If the applicant can step to the podium and give us your name and address for the record.

1) SOUTHPARK RETAIL LLC (OWNER), HELEN MAPPLEBECK, AGENT

Conditional Use Permit pursuant to Codified Ordinance Section 1258.04(b)(2) and 1242.07 to permit a 2,971 SF Pilates studio for Bodybar, property located at SouthPark Commons, 17893 SouthPark Center, PPN 396-20-005, zoned SC – Shopping Center

Brian Talvage, 18315 SouthPark Center, Strongsville, Ohio 44136

Christine Garcia, 17893 SouthPark Center, Strongsville, Ohio 44136

Mr. McDonald – Please give us a description of your project.

Ms. Garcia - We are requesting a Conditional Use Permit to allow a Pilates studio. The studio will have 14 Pilates reformer machines, group classes during the day and a boutique where we will sell athletic wear.

Mr. McDonald – Is there anyone else wishing to speak in favor of the project? Is there anyone wishing to speak against this project? Seeing and hearing none we will consider the public hearing closed. We will now go to our Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, there are no zoning issues associated with this request and approval is recommended. From the Engineering Department, we have no report.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department, there are no exterior renovations for this project and there will only be renovations to the interior of the building and we have no objections.

Mr. McDonald– Thank you, Mr. Kolick.

Mr. Kolick– Thank you, Mr. Chairman. From the Law Department, the Commission is 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 Conditional Use Permit pursuant to Codified Ordinance Section 1258.04(b)(2) and 1242.07 to permit a 2,971 SF Pilates studio for Bodybar, property located at SouthPark Commons, 17893 SouthPark Center, PPN 396-20-005, zoned SC – Shopping Center

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – Is there any other business to come before this Commission this evening? Seeing none, we are adjourned.

Gregory McDonald /s/
Gregory McDonald, Chairman

Mitzi Anderson /s/
Mitzi Anderson, Recording Secretary

2-26-26
Approved