

## **STRONGSVILLE PLANNING COMMISSION**

### **MINUTES OF MEETING**

**February 13, 2025**

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, February 13, 2025 at 5:50 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Michael Polo, Kim Veris, Terry Toth and Michael Kalinich Jr.; City Council Representative, Brian Spring; Mayor Thomas Perciak; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; Building Commissioner, Ted Hurst; Fire Department Representative, Captain Green

The following was discussed:

**FIRST WATCH RESTAURANT:** Mrs. Daley stated this will be in the location of the TGI Fridays, in The Greens Plaza, on Royalton Road. There will be exterior renovations to the building and a modification to the exterior tower and the site will not change. The City Planner, had no issues and he noted that The Greens of Strongsville Shopping Plaza was granted a variance in August 1994 to allow a free-standing restaurant in a General Business District. From the Engineering Department, there were no changes to the site; therefore, we have no comments. Mr. Hurst stated from the Building Department, they are doing some exterior modifications to the tower section and interior renovations and that concludes my report. Captain Green stated from the Fire Department, I spoke with the applicant and the sprinkler and fire alarm systems will be maintained or updated based on age and compatibility. There is already a knox box in the building and it would need to be updated for access. Mr. Kolick stated from the Law Department, you are in a position to act on it.

**CHERRY TREE VILLAGE CLUBHOUSE :** Mrs. Daley stated this is a small 273 SF addition to the existing clubhouse at Cherry Tree Village Apartments, which is off of Whitney Road on the north end of town. There is no real impact to the site and no changes to the parking. The City Planner, recommends approval. From the Engineering Department, it is in approvable form. Mr. Hurst stated from the Building Department, this is a 273 SF addition that will be used as a yoga studio and the exterior will match the existing materials and that concludes my report. Captain Green stated from the Fire Department, we have no report. Mr. Kolick stated from the Law Department, you are in a position to act on it.

**ORDINANCE 2025-011:** Mr. Kolick stated our current Architectural Review Board's (ARB) configuration is composed of a number of City employees and the Code currently requires a registered Architect and a registered Landscape Architect. The problem with this is that we cannot get them and anyone who is active as an Architect or a Landscape Architect and does work in the City cannot be on ARB. As a practical matter, if we cannot get an Architect or a Landscape Architect, with their expertise, which we would like to do, the Ordinance will now provide for (2) residents of the City to sit on the Board. We have had a problem for awhile filling these spots and the Board meets on a Tuesday morning, which makes it a little more difficult. Mrs. Daley stated there is only one registered Architect located within the City. Mr. Kolick stated that registered Architect does a lot of business in the City.

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  
Mayor Perciak

Also Present:

Mr. Kolick – Asst. Law Director  
Mr. Hurst, Building Commissioner  
Mrs. Daley, Assistant City Engineer  
Captain Green, Fire Department  
Mrs. Anderson, Recording Secretary

### **APPROVAL OF MINUTES**

Mr. McDonald – You have had a chance to review the minutes of January 16, 2025.  
If there are no additions or corrections they will stand as submitted.

### **NEW APPLICATIONS:**

#### **1) FIRST WATCH RESTAURANT/Iggy Bley, Agent**

Site Plan approval for the remodeling of proposed First Watch  
Restaurant, property located at 18400 Royalton Road,  
PPN 396-11-001, zoned GB – General Business  
*Architectural Review Board - Favorable Recommendation 2 -11- 25*

Mr. McDonald – Item number one on the agenda is for First Watch Restaurant. If the applicant can step forward and give us your name and address for the record.

**Iggy Bley, 8725 Pendery Pl, Suite 201, Bradenton, Florida 34201**

Mr. Bley – This location is an existing TGI Friday and we would like to convert it into a First Watch Restaurant.

Mr. McDonald – Thank you, we will go to the Administrative Reports, Mrs. Daley.

Mrs. Daley – From the City Planner, the site plan indicates no changes to the parking lot, walkways, landscaping, or site lighting and approval is recommended. From the Engineering Department, no report.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, the First Watch Restaurant is proposing to do exterior renovations of the tower and interior renovations to the building.

Mr. McDonald – Thank you, Captain Green.

Captain Green – From the Fire Department, per the applicant the sprinkler and fire alarm systems will be maintained or updated based on age and compatibility. They will also update the emergency knox box for after-hours access.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, you are in a position to act on this.

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 site plan approval for the remodeling of the proposed First Watch Restaurant, property located at 18400 Royalton Road, PPN 396-11-001, zoned GB – General Business

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**2) CHERRY TREE VILLAGE CLUBHOUSE/ Rebecca Fertel, Agent**

Site Development Plan approval, Pursuant to Codified Ordinance  
Section 1252.06 for a 273 SF addition onto Cherry Tree Village  
Clubhouse, property located at 9250 Cherry Tree Drive,  
PPN 395-20-003, zoned RMF-1 – Multi Family 1  
*Architectural Review Board - Favorable Recommendation 2 -11- 25*

Mr. McDonald – Item number two on the agenda is for Cherry Tree Village Clubhouse. The applicant is not present at the meeting.

Mr. McDonald – We will go to our Administrative Reports, Mrs. Daley.

Mrs. Daley – From the City Planner, the site plan indicates no changes to the parking lot, walkways, landscaping, or site lighting and approval is recommended. From the Engineering Department, the plans are in approvable form.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, they are requesting a small 273 SF addition on the rear of the building and the exterior will match the existing material. There will also be an interior renovation to the office space, as well.

Mr. McDonald – Thank you, Captain Green.

Captain Green – From the Fire Department, we have no report.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, due to the size of this, you can act on this without the applicant being here. You are in a position to act on this.

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 site development plan approval, Pursuant to Codified Ordinance Section 1252.06 for a 273 SF addition onto Cherry Tree Village Clubhouse, property located at 9250 Cherry Tree Drive, PPN 395-20-003, zoned RMF-1 – Multi Family 1

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**REFERRAL FROM COUNCIL:**

**3) ORDINANCE NO. 2025-011**

An Ordinance Amending Section 1246.02 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville Concerning the Composition of the Architectural Review Board, and Declaring an Emergency, as Amended

Mr. McDonald – Mr. Kolick.

Mr. Kolick – From the Law Department, Council is looking for a recommendation for this ordinance and this is to reconstitute our Architectural Review Board. We have been short a Member for a while and are having troubles with obtaining a quorum. The Code currently requires a registered Architect and a Landscape Architect; however, we have been unable to obtain one. This would give us an opportunity to have two City residents on the Board, if we can not get a registered Architect or Landscaped Architect. The positions would need to be appointed by the Mayor and confirmed by City Council.

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

Mr. McDonald – Ordinance No. 2025-011. An Ordinance Amending Section 1246.02 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville Concerning the Composition of the Architectural Review Board, and Declaring an Emergency, as Amended.

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo - Mr. Chairman, I move to give a favorable consideration for Ordinance No. 2025-011.

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. Kalinich – I have a question, does First Watch serve liquor? Will TGI Fridays lose or retain their liquor license?

Mr. Kolick – TGI Fridays would be able to retain their liquor license and put it into safe keeping or sell it off. It is a possibility that they sold it to First Watch.

Mr. McDonald - 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

2/27/25  
Approved