

**STRONGSVILLE PLANNING COMMISSION
AGENDA
Council Chambers
18688 Royalton Road**

**Thursday, February 27, 2025
6:00 PM**

- (A) 5:45 PM Caucus.**
- (B) 6:00 PM Call to Order.**
- (C) Approval of Minutes of February 13, 2025.**
- (D) PUBLIC HEARINGS:**

1) SHEETZ (OWNER), Bohler, Agent

Amendment of previously approved 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 (20) people for property located at 21034 Royalton Road, PPN 392-16-002, zoned MS – Motorist Service and GB – General Business

** Planning Commission Previously Approved 12-19-24*

2) BRUSTERS ICE CREAM/ Leon Sampat, Agent

a) Conditional Use Permit pursuant to Codified Ordinance Section 1242.07 and 1258.03(a)(3)(A)(6) to allow Brusters Ice Cream to occupy 2,362 SF to sell and serve ice cream for property located at 18268 Pearl Road, PPN 394-26-009 zoned General Business.

b) Conditional Use Permit pursuant to Codified Ordinance Sections 1258.03(a)(3)(A)(6) and 1242.07 to allow Brusters Ice Cream to utilize two (2) outdoor patio dining areas of 870 SF and 375 SF for property located at 18268 Pearl Road, PPN 394-26-009 zoned General Business.

c) Site Plan approval of a 3,892 SF Multi-Tenant building to be located at 18268 Pearl Road, PPN 394-26-009 zoned General Business.

**Architectural Review Board Favorable Recommendation 1-28-25*

(E) **NEW APPLICATIONS:**

3) **CYNTHIA SOPHIA KATAKOS (OWNER)**

Parcel Split of PPN 394-14-006, property located at
at 18630 Prospect Road, PPN. 394-14-006, zoned R1-75
** BZA Approval for Minimum Lot Width Variance 10-23-24*

4) **PINE LAKES CROSSING SUBDIVISION, Phase 2/Thomas Sutcliffe, Agent**

- a) Waiver of previously imposed condition prohibiting the development of the subject property until the owner acquires the property to the north, PPN. 398-07-062, zoned R1-75
- b) Subdivision Plan for Phase 2 of Pine Lakes Crossing, to be located on Pin Oak Drive, PPN 398-07-062, zoned R1-75
** BZA Approval for Minimum Lot Width Variance 1-29-25*

5) **T-MOBILE, Kristen Swenson, Agent**

Site Plan approval for the co-location of antennas on the existing tower and related equipment for the existing cellular facility for T-Mobile, located at 21281 Royalton Road, PPN 393-05-017, zoned GI – General Industrial

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