

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 12, 2026

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, March 12, 2026 at 5:50 p.m.***

Present: Planning Commission Members: Chairman; Michael Polo, 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:

PURE SWEAT STUDIO: Mrs. Daley stated this request is for Pure Sweat Studio, which is a sauna studio, located in a plaza at the southwest corner of Drake and Pearl Roads. The City Planner has no issues and is recommending approval. From the Engineering Department, we have no issues. Mr. Hurst stated from the Building Department, we have no objections. Captain Green stated from the Fire Department, we have no issues. Mr. Kolick stated from the Law Department, the Commission is in a position to act on it.

J. A. S. COFFEE: Mrs. Daley stated this request is for a drive-thru coffee shop and there are two items that appear on the agenda tonight regarding this request. The first is for a lot split for a vacant piece of land between Pearl and Whitney Roads. The lot split is in approvable form. From the City Planner both of the parcels comply with all the minimum zoning setbacks. Regarding the site plan, the coffee shop will be drive-thru only with drive-thru windows on both sides of the building. There are no new curb cuts onto Whitney Road and everything will be contained within the site. There are no issues with the site plan and there will be parking for employees only so they meet the parking requirements. From the Engineering Department, this is in approvable form. Mr. Hurst stated from the Building Department, we have no problem with the lot split and the Architectural Review Board recommendation for the building looks good. Captain Green stated, from the Fire Department, we do not have any objections to the lot split. Regarding the site plan approval, the fire hydrant meets the distance required by City Ordinance. We will leave it up to the business owner on whether they would like to install a Knox Box. Mr. Kolick stated from the Law Department, for the lot split and site plan the Commission is in a position to act on these. I would like to make them aware that they may have to amend their easements and covenants that provide for the cost of the roadways. Also, there are limitations for what can be used for the signage. Mayor Perciak asked, what will be the square footage of the building? Mr. Kolick replied the building will be 800 SF.

AT & T: Mrs. Daley stated this request is for a new fiber cabinet to be located at Drake and Sun Meadow Trail. There are already existing easements, cabinets, concrete pad and driveway. You will probably not even notice the addition of this cabinet in that area, which is already landscaped. From the City Planner, there are no issues. From the Engineering Department, this is in approvable form. Mr. Hurst stated from the Building Department, we have no report. From the Fire Department, we have no report. Mr. Kolick stated from the Law Department, the sight line and drainage will not be affected; therefore, the Commission is in a position to act on it.

JOSEPH A. ARMELLI /ROBERT HARLEY: Mr. Kolick stated from the Law Department, the Commission approved this lot split and consolidation on September 25, 2025. They decided not to move forward with it, so they went to City Council and received approval to rescind their request. The Commission will need to rescind their approval as well.

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

Roll Call:

Members Present:

Mr. Polo
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
Captain Green, Fire Department
Mrs. Anderson, Recording Secretary

MOTION TO EXCUSE

Mr. Toth – Mr. Chairman.

Mr. Polo – Mr. Toth.

Mr. Toth – I move to excuse Mr. McDonald and Mr. Veris for just cause.

Mr. Kalinich – Second.

Mr. Polo – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

APPROVAL OF MINUTES

Mr. Polo – You have had a chance to review the minutes of February 26, 2026.
If there are no additions or corrections they will stand as submitted.

PUBLIC HEARING:

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

1) PURE SWEAT STUDIO, Weaver Commercial Contractor, Agent

Conditional Use Permit pursuant to C. O. Sections 1258.03(a) (3)(E) and 1242.07 to allow Pure Sweat Studio to operate a 1,415 SF exercise facility for property located at 17634 Pearl Road on PPN 394-25-001, zoned GB - General Business

Mr. Polo – If the applicant can step to the podium and give us your names and addresses for the record.

Chris Bilbrey, 17279 W. Old Lincoln Way, Dalton, Ohio 44628

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

Mr. Bilbrey – This is a 1,416 SF building and we will do interior renovations to the space. The studio space will include six saunas and two spa pools.

Mr. Polo – 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 modifications proposed to the site and it will comply with the required parking and approval is recommended. From the Engineering Department, we have no report.

Mr. Polo – Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department, we have no objections and no report.

Mr. Polo – Thank you, Captain Green.

Captain Green – Thank you, Mr. Chairman. From the Fire Department, we have no objection and no report.

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

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Mr. Toth – Mr. Chairman.

Mr. Polo – Mr. Toth.

Mr. Toth - Mr. Chairman, I move to give favorable consideration for a Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(E) and 1242.07 to allow Pure Sweat Studio to operate a 1,415 SF exercise facility for property located at 17634 Pearl Road on PPN 394-25-001, zoned GB - General Business

Mr. Kalinich – Second.

Mr. Polo– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATIONS:

2) J. A. S. Coffee, AVID Architects, Agent

- a) Parcel split of PPN 395-10-027, property located on Whitney Road, PPN 395-10-027, zoned GB – General Business
- b) Site plan approval to construct an 800 SF drive-thru coffee shop for Double Shot, property located on Whitney Road, PPN 395-10-027, zoned GB – General Business
Architectural Review Board - Favorable Recommendation 2 -24- 26

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

Lauran Lieser, 907 Fairlawn Corp., Parkway, Fairlawn, Ohio 44333

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

Ms. Lieser – This is an 800 SF building and the property will be landscaped. The signage will be submitted through a separate vendor. There is currently another Double Shot location in Stow, Ohio.

Mr. Polo - We will now go to our Administrative Reports, Mrs. Daley

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, the applicant is requesting to split PPN. 395-10-027 into two parcels, both of the parcels will comply with the minimum lot requirements of the General Business zoning district and approval is recommended. The site plan is in approvable form and they will provide seven parking spaces for employee parking, which complies with the Code. From the Engineering Department, the lot split and plans are in approvable form.

Mr. Polo – Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department, we have no objections and no report. As a reminder, construction drawings will need to be submitted.

Mr. Polo – Thank you, Captain Green.

Captain Green – Thank you, Mr. Chairman. From the Fire Department, we have no objections and no report. The site plan approval, the fire hydrant on Whitney Road meets the Code requirements and the installation of the Knox Box will be up to the owner.

Mr. Polo – Thank you, Mr. Kolick.

Mr. Kolick– Thank you, Mr. Chairman. From the Law Department, the Commission is in a position to act on both of these requests. I would have them review their covenant and deed restrictions because it may restrict the kind of signage that can be installed. Also, they should look at amending the covenants and deed restrictions regarding the cost of maintaining the access roads, so please make the owner aware.

Mayor Perciak – What is the timeline for this project? When do you plan to start construction and to open?

Ms. Lieser - Construction should begin in the next six months and we will be open by August or October 2026.

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

Mr. Toth – Mr. Chairman.

Mr. Polo – Mr. Toth.

Mr. Toth - Mr. Chairman, I move to give favorable consideration for a parcel split of PPN 395-10-027, property located on Whitney Road, PPN 395-10-027, zoned GB – General Business

Mr. Kalinich – Second.

Mr. Polo – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. Toth – Mr. Chairman, I move to give favorable consideration for site plan approval to construct an 800 SF drive-thru coffee shop for Double Shot, property located on Whitney Road, PPN 395-10-027, zoned GB – General Business

Mr. Kalinich – Second.

Mr. Polo – Secretary please call the roll.

Roll Called All Ayes APPROVED

3) AT & T, Denise Plant, Agent

Site Plan approval to install a new fiber cabinet on top of a pad for AT & T within an easement, property located at 20815 Drake Road, PPN. 393-35-111, zoned R1-75

Mr. Polo – If the applicant can step to the podium and give us your names and addresses for the record.

Denise Plant, 13630 Lorain Avenue, Cleveland, Ohio 44111

Tom Nemitz, 13630 Lorain Avenue, Cleveland, Ohio 44111

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

Mr. Nemitz – We are installing a fiber cabinet box to serve the north end of the Waterford Crossing neighborhood.

Mr. Polo - We will now go to our Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, the new fiber cabinet will be located on an existing concrete pad in an easement and there is existing landscaping.

There are no zoning issues associated with this request and approval is recommended. From the Engineering Department, the plans are in approvable form and there are no sight line or drainage issues.

Mr. Polo – Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department, we have no report.

Mr. Polo – Thank you, Captain Green.

Captain Green – Thank you, Mr. Chairman. From the Fire Department, we have no report.

Mr. Polo – Thank you, Mr. Kolick.

Mr. Kolick– Thank you, Mr. Chairman. From the Law Department, Mr. Chairman for the applicant, will you be locating new boxes in the areas that you currently have boxes now and switch them over to fiber?

Mr. Nemitz – Generally speaking.

Mr. Kolick – Will this be done throughout the City?

Mr. Nemitz – We are currently doing that now.

Mr. Kolick – When the boxes are switched over to fiber, do you remove the old boxes?

Ms. Plant – Eventually, they will be removed.

Mr. Nemitz – The process that we have is once all the customers have been activated, it is AT & T's intention to remove the boxes.

Mr. Kolick – Is there a difference with the cost on the current system compared to the fiber system?

Mr. Nemitz – Generally speaking, no.

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

Mr. Toth – Mr. Chairman.

Mr. Polo – Mr. Toth.

Mr. Toth - Mr. Chairman, I move to give favorable consideration for a Site Plan approval to install a new fiber cabinet on top of a pad for AT & T within an easement, property located at 20815 Drake Road, PPN. 393-35-111, zoned R1-75

Mr. Kalinich – Second.

Mr. Polo– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

4) JOSEPH A. ARPELLI /ROBERT HARLEY(OWNERS)

Rescinding Planning Commission approval of September 25, 2025, at the owner's request, for a parcel split and consolidation of PPN 394-07-006 and 394-07-002, property located at 18179 and 17963-Marks Road, zoned GI – A General Industrial – A

Mr. Polo – Mr. Kolick.

Mr. Kolick– Thank you, Mr. Chairman. From the Law Department, the Commission granted approval for a parcel split and consolidation on September 25, 2025. The applicants have decided not to move forward with the request and they have asked for the Commission to rescind our prior approval.

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

Mr. Toth – Mr. Chairman.

Mr. Polo – Mr. Toth.

Mr. Toth - Mr. Chairman, I move to give favorable consideration for rescinding the Planning Commission approval of September 25, 2025, at the owner's request, for a parcel split and consolidation of PPN 394-07-006 and 394-07-002, property located at 18179 and 17963-Marks Road, zoned GI – A General Industrial – A

Mr. Kalinich – Second.

Mr. Polo– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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

Mick Polo III /s/

Mick Polo III, Chairman

Mitzi Anderson /s/

Mitzi Anderson, Recording Secretary

3/26/26

Approved