

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 26, 2026

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, March 26, 2026 at 5:50 p.m.***

Present: Planning Commission Members: Chairman; Gregory McDonald, Michael Polo, Kim Veris, Michael Kalinich Jr.; City Council Representative Anthony Zacharyasz Jr. and Mayor Perciak; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley

The following was discussed at the Caucus:

ANIMAL WELLNESS OF STRONGSVILLE: Mrs. Daley stated this request is for an expansion of the parking lot and a dumpster enclosure, the business is located on Pearl Road. The City Planner has no zoning issues. From the Engineering Department, it is in approvable form. Mr. Hurst stated from the Building Department we have no issues or objections. Mr. Kolick stated from the Law Department, you are in a position to act on this.

PNC BANK TECHNOLOGY CENTER: Mrs. Daley stated this request is for a 775 SF storage shed. The City Planner has no zoning issues. From the Engineering Department, it is in approvable form. Mr. Hurst stated from the Building Department, this is a pre-engineered 775 SF metal building and we have no objections. Mr. Kolick stated from the Law Department, you are 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. 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

MOTION TO EXCUSE

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to excuse Mr. Toth for just cause.

Mr. Veris – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of March 12, 2026.
If there are no additions or corrections they will stand as submitted.

NEW APPLICATION

1) ANIMAL WELLNESS OF STRONGSVILLE, FMD Architects, Agent

Site Plan approval for an additional parking lot and dumpster enclosure for Animal Wellness of Strongsville, property located at 12514 Pearl Road , PPN 392-28-006, zoned GB – General Business

**ARB Favorable Recommendation 3-24-26*

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

Charley Fox, 3200 W Market Street, Suite 205, Fairlawn, Ohio 44333

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

Mrs. Daley – From the City Planner, this request is for site plan approval to expand the existing parking lot with 18 additional parking spaces and a new dumpster. The dumpster will be enclosed with a 6' high board on board fence 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, we have no report.

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 an additional parking lot and dumpster enclosure for Animal Wellness of Strongsville, property located at 12514 Pearl Road , PPN 392-28-006, zoned GB – General Business

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

2) PNC BANK TECHNOLOGY CENTER, Osborn Engineering, Agent

Site Plan approval to construct a 775 SF storage shed for PNC Bank Technology Center, property located at 8100 Mohawk Drive, PPN 395-09-001, zoned RD – Research Development

**ARB Favorable Recommendation 3-24-26*

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

Daniella Kosareo, 1111 Superior Avenue, Suite 2100, Cleveland, Ohio 44114

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

Mrs. Daley – From the City Planner, the request is for a 775 SF storage shed. The shed will not be visible from Sprague Road or Mohawk Drive, they will eliminate four parking spaces to accommodate the shed but the elimination of spaces does not create any compliance issues 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, this is a pre-engineered 775 SF metal building and we have no objections.

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 to construct a 775 SF storage shed for PNC Bank Technology Center, property located at 8100 Mohawk Drive, PPN 395-09-001, zoned RD – Research Development

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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

4-9-26
Approved