

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

**Thursday, April 30, 2020**  
**6:00 PM**

- (A) 5:45 Caucus.
- (B) 6:00 PM Call to Order.
- (C) Approval of Minutes of March 26, 2020.

(D) **PUBLIC HEARINGS:**

1) **ADAM ZAMBETTI/ Adam Zambetti, Principal**

- a) Parcel Consolidation of PPN's 399-33-020 and 022 for property located at 19583 Hunt Road zoned General Business and Restaurant Recreational Services.
- b) Conditional Use Permit pursuant to C. O. Sections 1258.06(a)(1) and 1242.07(b) to allow Carso Rosso Winery to utilize approximately 50 SF as an outdoor patio with a **maximum seating of 20** for property located at 19583 Hunt Road, PPN 399-33-022 and 022 zoned Restaurant Recreational Services.
- b) Site Plan approval for outdoor dining and parking lot expansion for Carso Russo Winery, property located at 19583 Hunt Road, PPN 399-33-020 and 022 zoned Restaurant Recreational Services.  
*\*ARB Favorable Recommendation 4-21-20.*

(E) **NEW APPLICATIONS:**

2) **INFINIUM PARKWAY/ Jerry Gruszewski, Agent**

Subdivision of PPN's 394-05-004 and 394-03-012 located on Infinium Parkway and Commerce Parkway and Prospect Road, zoned General Industrial. *\*BZA Variance granted 4-8-20.*

3) **MARIA GARDENS/ Tom Kaminski, Agent**

Site Plan approval for a 4,096 SF shade structure for Maria Gardens, property located at 20465 Royalton Road, PPN 393-15-001 and 393-16-001 zoned R1-75. *\*BZA Variance Granted 3-25-20. ARB Favorable Recommendation 4-21-20.*

**(F) REFERRALS FROM COUNCIL:**

**4) ORDINANCE NO. 2020-065**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT 21600 ROYALTON ROAD, IN THE CITY OF STRONGSVILLE FROM GI (GENERAL INDUSTRIAL) CLASSIFICATION TO SR-1 (SENIOR RESIDENCE) CLASSIFICATION (PPN 392-14-003), AND DECLARING AN EMERGENCY.

**5) ORDINANCE NO. 2020-066**

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF STRONGSVILLE ADOPTED BY SECTION 1250.03 OF TITLE SIX, PART TWELVE OF THE CODIFIED ORDINANCES OF STRONGSVILLE TO CHANGE THE ZONING CLASSIFICATION OF CERTAIN REAL ESTATE LOCATED AT ROYALTON ROAD AND WEBSTER ROAD, IN THE CITY OF STRONGSVILLE FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO R1-75 (ONE FAMILY 75) CLASSIFICATION (PART OF PPN 398-28-007); AND FROM PF (PUBLIC FACILITIES) CLASSIFICATION TO LB (LOCAL BUSINESS) CLASSIFICATION (PART OF PPN 398-28-009), AND DECLARING AN EMERGENCY.

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