

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

May 23, 2024

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, May 23, 2024 at 5:50 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman: Michael Polo, Kim Veris, Terry Toth and Michael Kalinich Jr.; Mayor Thomas Perciak; Administration: Assistant Law Director, Daniel Kolick

The following was discussed:

SPORTING GOODS STORE: Mr. Kolick stated, from the City Planner, this property is at SouthPark Mall and the proposed location is at the old Sears building site. A Sporting Goods Store is planning to take it over, it is approximately 4.2 acres and they will need to divide the parcel because Sears owned the parcel, and all of the other individual Department Stores own their own parcels. The existing parcel will be divided into three (3) parcels and they will demolish the existing tire and battery shop and install an outside recreation field. Two (2) of the proposed parcels will not have frontage on a dedicated right-of-way, which is a requirement under the Code. You will have to deny the request tonight so that they can go the BZA and they will provide cross easements for this property. From the Engineering Department, there are three (3) parcels; Parcel A, 11.597 acres with 0' frontage on a dedicated road; Parcel B, 2.698 acres with 0' frontage on a dedicated road; Parcel C, 1.476 acres with 112' frontage on Royalton Road. The parcel split is in approvable form, which is subject to the BZA granting the necessary variances. We have informed the applicant that prior to going to the BZA they will need to provide cross easements for the parking, utilities, ring road, ingress and egress. They plan to leave the ring road as is, which is something we were concerned about. The Fire Department, has no report and the Building Department, has no report on the parcel split. We will need to deny the request so that they may go to the BZA and then they will have to come back if the BZA approves their variances, they will also need to submit the necessary easements.

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, Jr.
Mayor Perciak

Also Present:

Mr. Kolick, Asst. Law Dir.
Mrs. Anderson, Recording Sec.

MOTION TO EXCUSE:

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to excuse Ms. Kosek 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 for the meeting on May 9, 2024. If there are no additions or corrections they will stand as submitted.

NEW APPLICATION:

SPM ACQUISITIONS II LLC, OWNER/William Boron, Agent

Parcel Split of PPN 396-21-044 for proposed Sporting Goods Store, property located at SouthPark Mall, zoned Shopping Center - SC

Mr. McDonald – Mr. Boron please come to the podium and give us your name and address for the record.

William Boron, 6000 Lombardo Center, Suite 210, Cleveland, Ohio 44131

Mr. McDonald - We will now go to our Administrative Reports, Mr. Kolick.

Mr. Kolick – Thank you, Mr. Chairman. From the City Planner, the former Sears parcel is proposed to be split into three (3) separate parcels, the intent is to consolidate the one parcel ultimately with the main parcel. Parcel A and B run through the existing malls parking lot; however, we do have a provision under the Code, which allows us to waive the parking setbacks and we have shared parking so we do not have to worry about any variances for setbacks at this point. Two (2) of the parcels do not have frontage on a dedicated right-of-way and for that reason we will have to deny the request and forward it to the BZA. The applicant is aware that they need to provide to me the cross easements for utilities, ingress/egress, ring road and the parking before BZA can approve it. From the Engineering Department, once the parcels are split, Parcel A will have 11.597 acres; Parcel B will have 2.698 acres; those two parcels have no frontage on a dedicated right-of-way; and Parcel C, which is the roadway will have 1.476 acres. The lot split is in approvable form subject to the BZA granting the variances and the necessary cross easements. The Fire Department, has no report and the Building Department, has no report on the parcel split. From my report, you will need to deny this and forward it to the BZA.

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

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to give favorable consideration for the Parcel Split of PPN 396-21-044 for proposed Sporting Goods Store, property located at SouthPark Mall, zoned Shopping Center – SC

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

Mr. McDonald – Seeing no other business to come before this Commission, we are adjourned.

Gregory McDonald /s/

Gregory McDonald, Chairman

Mitzi Anderson /s/

Mitzi Anderson, Recording Secretary

6/11/24
Approved