

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

June 11, 2024

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Tuesday, June 11, 2024 at 5:50 p.m.***

Present: Planning Commission Members: Michael Polo, Vice Chairman; Kim Veris, Terry Toth and Michael Kalinich Jr.; Mayor Thomas Perciak; Council Representative, Kelly Kosek; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; Fire Department Captain, Andrew Green

The following was discussed:

ORDINANCE NO. 2024-090: Mr. Kolick stated this is the parcel on the southeast corner of Prospect and Route 82, which is currently zoned Local Business and they are proposing to extend the Local Business zoning to the east. They are requesting the rezoning of 0.8306 acres to add onto the Local Business parcel that is there now. The reason for the rezoning is because the current parcel is too small to use other than for a possible carwash or an individual office building. They came in to talk to us about a potential restaurant; however, a restaurant would have to be attached to another use in the Local Business zone. If this is approved by the Commission and City Council it would still need to go on the ballot because the current zoning is R1-75 and your recommendation tonight would be for this to be placed on the ballot for this November. This rezoning would be taking a portion of the R1-75 zoning that is between the Local Business zoning and the detention basin and the new town homes that are going in now. This would make sense from a zoning standpoint because there is a natural barrier with the detention basin. City Council has referred this to the Planning Commission for your recommendation and this will go back to Council where they will hold a public hearing, if approved by Council, it will go on the ballot. Ultimately, the electorate will determine whether the property will be rezoned from R1-75 to Local Business. If there are any questions, I can answer them here; otherwise, when we go onto the floor I will incorporate what was said here into the minutes.

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

Roll Call:

Members Present:

Mr. Polo
Mr. Veris
Mr. Toth
Mr. Kalinich, Jr.
Ms. Kosek
Mayor Perciak

Also Present:

Mr. Kolick, Asst. Law Dir.
Mrs. Daley, Asst. Engineer
Captain Green, Fire Dept.
Mrs. Anderson, Recording Sec.

MOTION TO EXCUSE:

Mr. Veris – Mr. Chairman.

Mr. Polo – Mr. Veris.

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

Mr. Toth – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

APPROVAL OF MINUTES

Mr. Polo – You have had a chance to review the minutes for the meeting on May 23, 2024. If there are no additions or corrections they will stand as submitted.

REFERRAL FROM COUNCIL:

ORDINANCE NO. 2024-090:

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 Vacant Land and Real Estate Located Near Royalton Road and Prospect Road in the City of Strongsville from R1-75 (One Family 75) Classification to LB (Local Business) Classification (Part of PPN 393-15-028), and Declaring an Emergency.

Mr. Polo – Mr. Kolick

Mr. Kolick – This is a proposed rezoning from R1-75 to Local Business, if this request for rezoning is approved by the Commission and City Council, it would require a vote of the people. This request is to rezone 0.8306 acres to add to the current Local Business zoning on the corner, which is under an acre and a half. City Council is looking for a recommendation from the Planning Commission.

Mr. Veris – Mr. Chairman

Mr. Polo – Mr. Veris

Mr. Veris – I move to give favorable consideration for Ordinance No. 2024-090.

Mr. Toth – Second.

Mr. Polo – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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

Michael Polo III /s/

Michael Polo III, Vice-Chairman

Mitzi Anderson /s/

Mitzi Anderson, Recording Secretary

6/27/24
Approved