

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

September 11, 2025

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, September 11, 2025 at 5:50 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Michael Polo, Kim Veris, Michael Kalinich Jr.; and Mayor Thomas Perciak; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; and Building Commissioner, Ted Hurst

The following was discussed:

COSTCO WHOLESALE: Mrs. Daley stated this is an 81 SF restroom to be used by the truck drivers. From the City Planner, there are no issues. From the Engineering Department, it is in approvable form. Mr. Hurst stated from the Building Department, it is in approvable form and we have no objections. Mr. Kolick stated from the Law Department, you are in a position to act on it.

ORDINANCE 2025-092: Mr. Kolick stated the ordinance is for the water vault on Route 82 for the proposed new fire station. An easement will need to be granted to the City of Cleveland Water Department.

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
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 and Mr. Spring 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 August 14, 2025.
If there are no additions or corrections they will stand approved as submitted.

NEW APPLICATION:

1) COSTCO WHOLESALE/Ware Malcomb, Agent

Site Plan approval for the construction of an 81 SF single-use private restroom for employee use only for Costco, property located at 16690 Royalton Road, PPN 396-14-001, zoned GB – General Business

Mr. McDonald – Item number one on the agenda is for Costco Wholesale. If the applicant can step forward and give us your name and address for the record.

Robert Graham, 1315 22nd Street, Suite 410, Oak Brook, IL 60523

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

Mrs. Daley – From the City Planner and the Engineering Department, the plans are in approvable form.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, the plans are in approvable form 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 it.

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 the construction of an 81 SF single-use private restroom for employee use only for Costco, property located at 16690 Royalton Road, PPN 396-14-001, zoned GB – General Business

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRAL FROM COUNCIL:

1) ORDINANCE 2025-092

An Ordinance Authorizing the Mayor to Grant an Easement for Water Meter Vault Purposes to the City of Cleveland in Connection with the Construction and Installation of a Water Meter Vault for the Proposed New Fire Station No. 5, to be Constructed on the South Side of Royalton Road Between Pearl Road and Prospect Road, and Declaring an Emergency

Mr. McDonald – Under referrals from Council, Mr. Kolick.

Mr. Kolick – From the Law Department, this is an ordinance to grant a water vault easement to the City of Cleveland for the proposed new fire station on Route 82.

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

Mr. McDonald – Ordinance No. 2025-092. An Ordinance Authorizing the Mayor to Grant an Easement for Water Meter Vault Purposes to the City of Cleveland in Connection with the Construction and Installation of a Water Meter Vault for the Proposed New Fire Station No. 5, to be Constructed on the South Side of Royalton Road Between Pearl Road and Prospect Road, and Declaring an Emergency

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo - Mr. Chairman, I move to give favorable consideration for Ordinance No. 2025-092.

Mr. Veris – Second.

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Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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

9-25-25
Approved