

# STRONGSVILLE PLANNING COMMISSION

## MINUTES OF MEETING

**September 25, 2025**

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, September 25, 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; Building Commissioner, Ted Hurst; Assistant City Engineer, Lori Daley; and Fire Department, Captain Andrew Green

The following was discussed:

**JOSEPH ARMELLI/ROBERT HARLEY:** Mrs. Daley stated this is a lot split and consolidation of two parcels on Marks Road. The parcels are zoned General Industrial; however, they do have homes on them right now. From the City Planner, there are no issues with the zoning. From the Engineering Department, it is in approvable form; however, this will need to proceed to City Council because Marks Road does not have sanitary sewers. Mr. Hurst stated from the Building Department, there is no report. Captain Green stated from the Fire Department, there is no report. Mr. Kolick stated this will make both parcels two acres, which is our minimum lot size for industrial areas. As noted, this will need to go to City Council if approved, you are in a position to act on it.

**WALTER F. EHRLFELT III:** Mrs. Daley stated this is a lot split of the Ehrnfelt property located on Howe Road. There is one large parcel, which will be split into three separate parcels and the middle parcel will house the existing house, barn, garage and pond. There will be two vacant parcels, one to the north and one to the south and the parcels are zoned Residential. From the City Planner, there are no issues. From the Engineering Department, it is in approvable form. Mr. Hurst stated from the Building Department, there is no report. Captain Green stated from the Fire Department, there is no report. Mr. Kolick stated this is located in the R1-100 zoning district and the parcels meet the lot width and the pond is located on one parcel.

**CITY OF STRONGSVILLE:** Mrs. Daley stated this request is for site plan approval for the City of Strongsville Fire Station No. 5; which will be located on Royalton Road. There will be an approximately 15,000 SF fire station with three bays, there will also be three curb cuts on Royalton Road. We will install a fire signal that will be green, when the Fire Department needs to get out it turns red and clears the traffic, so that they can get in and out. This received a favorable recommendation from the Architectural Review Board, the landscaping on the western side will be enhanced and the parcel is located in the Public Facility zoning district. From the City Planner, there are no issues. From the Engineering Department, it is in approvable form. Mr. Hurst stated from the Building Department, the

construction plans for the building are approved, we are working through minor deviations regarding the aesthetics. Captain Green stated from the Fire Department, the building is 14,489 SF and will have a fire alarm, sprinkler system and will comply with the Fire and Building codes. Also, the property will have a private hydrant and there are no objections. Mr. Kolick stated from the Law Department, you are in a position to act on it, if it is approved it will need to go to City Council.

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  
Mayor Perciak

Also Present:

Mr. Kolick, Asst. Law Director  
Mr. Hurst, Building Commissioner  
Mrs. Daley, Assistant City Engineer  
Captain Green, Fire Department  
Mrs. Anderson, Recording Secretary

**MOTION TO EXCUSE**

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to excuse 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 September 11, 2025. If there are no additions or corrections they will stand approved as submitted.

**NEW APPLICATIONS:**

1) **JOSEPH A. ARPELLI /ROBERT HARLEY(OWNERS)**

Subdivision/Parcel Split and Consolidation of PPN 394-07-006 and 394-07-002, property located at 18179 and 17963 Marks Road, PPN. 394-07-006 and 394-07-002, zoned GI-A – General Industrial – A

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

**Joseph Armelli, 18179 Marks Road, Strongsville, Ohio 44149**

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

Mrs. Daley – From the City Planner, both parcels are zoned General Industrial -A and will comply with the minimum lot requirement for the district and approval is recommended. From the Engineering Department, the plans are in approvable form. I would like to note that Marks Road is not fully improved with sewers.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, we have no report.

Mr. McDonald – Thank you, Captain Green.

Captain Green – From the Fire Department, we have no report.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, the lot split and consolidation will bring both parcels into compliance with our industrial acreage requirements. If this request is approved it will need to go to City Council for approval.

Mr. McDonald – Mr. Armelli, do you have any short or long term plans for the property?

Mr. Armelli – No, the property was L-shaped so I basically squared it up. The property is mainly 60 percent ravine and there is some top land up by the railroad tracks and there are no plans for the property.

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 Subdivision/Parcel Split and Consolidation of PPN 394-07-006 and 394-07-002, property located at 18179 and 17963 Marks Road, PPN. 394-07-006 and 394-07-002, zoned GI-A – General Industrial – A

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

2) WALTER F. EHRNFELT III (OWNER), John R. Alban, Agent

Parcel Split of PPN 399-10-009 to create 3 parcels, property located at 16007 Howe Road, PPN. 399-10-009, zoned R1-100

Mr. McDonald – Item number two on the agenda is for Walter F. Ehrnfelt III. If the applicant can step forward and give us your name and address for the record

**Walter F. Ehrnfelt III, 12196 Park Cliff Road, Strongsville, Ohio 44136**

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

Mrs. Daley – From the City Planner, the parcels will comply with the single-family residential district and approval is recommended. From the Engineering Department, it is in approvable form.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, we have no report.

Mr. McDonald – Thank you, Captain Green.

Captain Green – From the Fire 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 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 Parcel Split of PPN 399-10-009 to create 3 parcels, property located at 16007 Howe Road, PPN. 399-10-009, zoned R1-100

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

3) CITY OF STRONGSVILLE (OWNER), Lori Daley, Agent

Site Plan approval for the construction of a 14,489 SF Fire Station No. 5 for the City of Strongsville, property located at 19191 Royalton Road, PPN 393-18-034, zoned PF – Public Facility

*\* ARB Favorable Recommendation 9-23-25*

Mr. McDonald – Item number three on the agenda is for the City of Strongsville. If the applicant can give us your name and address for the record.

**Lori Daley, 16099 Foltz Parkway, Strongsville, Ohio 44149**

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

Mrs. Daley – From the City Planner, the proposed site development plan complies with all of the requirements of the Public Facility zoning district 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, the plans are in order for the building and we are ready to move forward, the plans are in approvable form.

Mr. McDonald – Thank you, Captain Green.

Captain Green – From the Fire Department, the site plan is for a 14,489 SF building, it will have a fire alarm, sprinkler system and will be compliant with the Fire and Building codes. Also, the property will have a private hydrant 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, if approved it will need to go to City Council.

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 a 14,489 SF Fire Station No. 5 for the City of Strongsville, property located at 19191 Royalton Road, PPN 393-18-034, zoned PF – Public Facility

Mr. Veris – Second.

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

10-23-25  
Approved