

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

**Thursday, July 10, 2025
6:00 PM**

- (A) 5:45 PM Caucus.
- (B) 6:00 PM Call to Order.
- (C) Approval of Minutes of June 12, 2025.

(D) **PUBLIC HEARINGS:**

1) **CAMDEN WOODS, LLC (OWNER) Adam Comer, Agent**

- a) Conditional Use Permit pursuant to Codified Ordinance Section 1258.02(a)(2)(A)(5) and 1242.07 to allow Camden Woods, LLC to operate a sit-down restaurant for property located at Royalton Road and Prospect Road, PPN 393-15-031, zoned Local Business
- b) Conditional Use Permit pursuant to Codified Ordinance Section 1258.02(a)(2)(A)(5) and 1242.07 to allow Camden Wood, LLC to operate a coffee shop for property located at Royalton Road and Prospect Road, PPN 393-15-031, zoned Local Business
- c) Conditional Use Permit pursuant to Codified Ordinance Sections 1258.02(a)(6) and 1242.07 to allow Camden Woods, LLC to utilize an outdoor eating area for property located at Royalton Road and Prospect Road, PPN 393-15-031, zoned Local Business
- d) Site Plan approval for a 7,500 SF Commercial/Retail Development to be located at Royalton and Prospect Road, PPN 393-15-031, zoned Local Business
**ARB Favorable Recommendation 5-13-25*

E) **NEW APPLICATIONS:**

2) **ZEST PASTRY & COFFEE (OWNER), Susan Moore, Agent**

Site Plan approval for the addition of a cooler/freezer for Zest Pastry & Coffee, property located at 10252 West 130th Street PPN 398-12-019, zoned LB – Local Business
**ARB Favorable Recommendation 6-10-25*

3) **KRAFT MOBILE SYSTEMS, DSC Architects, Agent**

Site Plan approval for the construction of a new accessible entrance vestibule and a building connector for Kraft Mobile Systems, property located at 14210 & 14300 Foltz Industrial Parkway, PPN 393-01-001 and 393-01-012, zoned GI – General Industrial
**ARB Favorable Recommendation 6-24-25*

4) **AT & T MOBILITY, Pyramid Network Services, Agent**

Site Plan approval for the co-location of antennas on the existing tower and related equipment for the existing cellular facility for AT & T Mobility, located at 15639 Royalton Road, PPN 399-02-005, zoned PF – Public Facilities

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