

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 13, 2025

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, March 13, 2025 at 5:50 p.m.***

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

The following was discussed:

PLAY. LOVE. LEARN. LLC: Mrs. Daley stated From the Engineering Department, this is for the installation of a fence to enclose a grassy area to be used for a playground for Play.Love.Learn. This is located in the Strongsville Point shopping center and the area that they want to enclose is not directly behind their space. They would need to cross the children through the access drive, which goes behind the plaza where there are deliveries. They would walk them through a grassy area, to the area that they would like to enclose. The City Planner shows that they would like to install a 4' chain link fence. The play area and the walkway would need to be protected because trucks regularly travel through the drive. The City Planner indicates that bollards or some other protective devices should be installed and they indicated that they were going to install bollards, paint a striped cross walk, signage and speed bumps; however, their site plan did not show it. Mr. Molnar stated from the Building Department, we are concerned with the cars traveling through and the bathrooms are far away and may not meet the Building Code, as far as the distance, which is not indicated in the submittal. We are unaware of what will be in the fenced area and it may become a hazard for 14 children. Captain Green stated from the Fire Department, there are safety concerns with children crossing the street near the plaza. The rear street is utilized by delivery trucks and some private vehicles of some of the employees. The pathway would be a grass surface that passes by dumpsters and other obstructions. Lastly, it is approximately 250' away from the actual occupancy, which is quite a distance away from the actual occupancy itself. If this was approved they would have to assure the distance around the fire hydrants, meeting the State requirement of at least 3' and that concludes my report. Mr. Kolick stated from the Law Department, the area that the kids will be walking is a safety hazard. I spoke with the City Planner and he does not like the setup. I have been with the City for 53 years and have never seen a play area that is not attached or adjacent to their facility. There are huge dumpsters and the area where they want to locate the children's playground is striped for parking, and there would be parking beside the playground, in addition, they would abut a residential area on Potomac and you would be putting a

a playground in their backyard. The main thing is that you would be crossing a truck and a car pathway to get there. If one of the children were hit by a car the Commission will be wearing a collar for approving such a thing. You should think hard on whether or not you will approve this request. The CIPTED Officer seems to have problems with it also. They have been in the location since 2017, so why do they require a playground now? The State requires an outdoor playground; however, this is not a good location for it. There is also a huge electric box located approximately 30' from the playground area, there is a telephone pole and tree limbs in the area, which are all safety concerns for the children. Also, the landlord put a complete indemnification provision in the lease and I think he is acknowledging that this is a safety hazard.

GANLEY BUICK GMC: Mrs. Daley stated this is for the construction of a 720 SF storage shed on their property. It will be located behind the building, in the back corner of the parking lot, which will eliminate four parking spaces. The Board of Zoning Appeals has granted setback variances for this project. The City Planner, recommends approval. From the Engineering Department, it is in approvable form. Mr. Molnar stated from the Building Department, we have no issues. Captain Green stated from the Fire Department, we reviewed the plans and it does not affect any Fire Department operations, and we have no report. Mr. Kolick stated from the Law Department, this building is required because the City purchased the lot where they had their storage shed and we told them that we would work with them. There is no impact on the residents and after speaking with our Engineering Department, this location will not affect the Fire Station. You are in a position to act on it.

CAMDEN WOODS LLC: Mrs. Daley stated this is for the installation of an ancillary parking lot for Camden Woods subdivision. There will be a concrete walkway from the parking lot, which goes into the cul-de-sac for guest and people using the clubhouse. The City Planner had no issues with the setback and it will meet the requirements. From the Engineering Department, it is in approvable form. Mr. Molnar stated from the Building Department, they have a good lighting plan and there are no issues. Captain Green stated from the Fire Department, we have no report. Mr. Kolick stated from the Law Department, there is nowhere else to get the additional parking and there will be a walkway from the parking lot that leads to the cul-de-sac. We do not want cars parking on Prospect or Royalton Road, so this makes sense. It also meets the code requirements and you are in a position to act on it.

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

Roll Call:

Members Present:

Mr. Polo
Mr. Veris
Mr. Toth
Mr. Kalinich
Mr. Spring
Mayor Perciak

Also Present:

Mr. Kolick – Asst. Law Director
Mr. Molnar, Asst. Bldg. Comm.
Mrs. Daley, Assistant City Engineer
Captain Andrew Green, Fire Department
Mrs. Anderson, Recording Secretary

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. Polo – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

APPROVAL OF MINUTES

Mr. Polo – You have had a chance to review the minutes of February 27, 2025.
If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS

1) PLAY, LOVE, LEARN LLC/Stephanie Koch, Agent

Site Plan approval for the installation of a fence to enclose an 860 SF outdoor play area behind shopping plaza for Play, Love, Learn, property located at 14383 Pearl Road , PPN 396-18-015, zoned GB – General Business
Architectural Review Board - Favorable Recommendation 1 -28- 25

Mr. Polo – If the applicant can step to the podium and give us your names and addresses for the record.

Stephanie Kock, 14383 Pearl Road, Strongsville, Ohio

Kinsley Funari, 14383 Pearl Road, Strongsville, Ohio

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

Mrs. Daley – From the City Planner, this request is for site plan approval to install fencing to create an outdoor play area. The proposed play area would be 860 square feet in area and would be accessed by a walking path from the applicant's tenant space. The proposed play area would be enclosed with a chain link fence 4' in height and would be located in an existing grass area behind the Strongsville Point shopping center. The play area and walkway will need to be adequately protected as trucks regularly travel behind the shopping center to make deliveries or to pick up trash. Bollards or other protective devices should be installed as recommended by the Building and Engineering Departments. From the Engineering Department, no report on the fencing. To access this play area the children will need to cross the access drive, which is located behind the building that is used for deliveries to the plaza. There are also designated parking spaces located behind the plaza. The applicant indicated there will be additional bollards, temporary speed bumps, a painted designated crossing area and a caution children crossing sign will be installed. However, a site plan showing these improvements were not submitted with this package.

Mr. Polo – Thank you, Mr. Molnar.

Mr. Molnar – From the Building Department, we are concerned with the children crossing with the traffic there. We are also concerned with what will be located in the gated in area and the safety of the 14 children. We also have concerns with the bathroom access being 250' away from the play area and it meeting the Building Code.

Mr. Polo – Thank you, Captain Green.

Captain Green – From the Fire Department, there are safety concerns for the children crossing the rear street of the plaza that is utilized by delivery trucks and private vehicles. The pathway would be a grass surface that passes by dumpsters and other obstructions. The children would be about 250' away from the main occupancy. The hydrant that is located in that area, if approved, they would have to maintain the 3' clearance around the hydrant and in conversation they told me that they will.

Mr. Polo – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, we try to work with every local business, but we have to ensure that it safe. Our CIPTED Officer and City Planner have reviewed this and have major concerns. Every playground has always been attached to the building because if you take the kids to the play area and someone needs to use the bathroom, you have to bring them back. There are dumpsters located behind and on the side of the building. There is also a huge generator on a 2' high pad, which is blocking the grass area and the area is underneath telephone wires. Your landlord also, put in an indemnification provision in the lease and we would like for you to be a successful business, but we have to ensure that the children are safe. If you open the door and one child gets hit by a car, you won't feel good about it and the City would not feel good about it. There are also parking spaces in the area that are used for employee parking. I viewed the site tonight and there were employee cars parked there, it is not a safe situation.

Ms. Koch – We obviously have plans in place to make sure that the children are not running across the path or running down the path to get to the play area. We have additional staff members that will be present at all times when the children are walking across the access way. They will be blocking the way in case any vehicle is coming that way and we have walked the path ourselves to the back area where you do walk past dumpsters; however, there is nothing in front blocking the path.

Ms. Funari – We do understand that this is not an ideal situation; however, our State Licensing Department representative flagged that we do not have an outdoor space, although we have been in this location for 8 years. Our license is on the line if this becomes something that we do not have, so we worked with our landlords. The State of Ohio suggested to us to walk the children from our school to All Around Children, which is all the way down Pearl Road and that did not seem safe to us at all. We have been working with our landlord and this was our Hail Mary option of getting an outdoor space for our children. The State of Ohio requires an outdoor area for only 20 minutes a day per a 6-hour time that we have the children and we only have the children for 5.5 hours. We would only have to have the children in the space for 20-30 minutes. We have had our licensing representative from the State of Ohio walk the space with us and she has approved the location. They actually prefer the trees overhead because of the shade and it requires us not to have to apply suntan lotion on the children. We are trying hard to appease our licensing, which allows us to watch them for that amount of time but also, we obviously want the City of Strongsville comfortable. We are willing to install bollards, speed bumps and anything that you are recommending to make this happen. We are absolutely willing to cooperate and be on board but we don't know what else to do.

Mr. Kolick - We would like to help you anyway we can. The reason the driveway is open is for our Fire Department to be able to get all the way around the building. If a fire engine is traveling that path and you are walking kids across, they will not have time to stop. We need to ensure that this is safe for the children and for the City, there is no way to cross that drive and make it safe for the children. I understand that you are taking the safety concerns that you can, but when the grass gets wet and muddy you will have to walk them down the driveway because you would not be able to walk them in the wet grass. It is not safe to do it the way that you have planned it. We appreciate that you are trying and we would like to work with you where we can, but safety has to be our major concern. The licensing bureau is concerned with how much area you have for the children and if you have a playground area but they don't look at safety concerns that we have to look at as a City.

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

Mr. Veris – Mr. Chairman.

Mr. Polo – Mr. Veris

Mr. Veris - Mr. Chairman, I move to give favorable consideration for Site Plan approval for the installation of a fence to enclose an 860 SF outdoor play area behind shopping plaza for Play, Love, Learn, property located at 14383 Pearl Road , PPN 396-18-015, zoned GB – General Business

Mr. Toth – Second.

Mr. Polo– Secretary please call the roll.

Roll Called

All Nays

DENIED

Mayor Perciak – Please understand that the way this was submitted, we can not approve it this way. If you would like to take the time and make an appointment with our Engineering Department and review the things that will be required. I do not know if this is doable for you financially but that will be your decision. There has to be something else that you can do and you really need to sit down with someone that does this type of thing for a living and understands the risks that you have involved. Also, you should let your insurance company know what you are doing.

Ms. Funari – We have and they have already approved us.

2) GANLEY BUICK GMC/ Titan Construction Repair LLC, Agent

Site Plan approval for the construction of a 720 SF storage shed,
property located at 14000 Pearl Road , PPN 393-18-013,
zoned MS – Motorist Service

BZA Granted Rear and Side Yard Setback Variances 1 -15- 25

Architectural Review Board - Favorable Recommendation 3 -11- 25

Mr. Polo – If the applicant can step to the podium and give us your names and addresses for the record.

Jesse Andreade, 6440 Norwalk Road, Medina, Ohio

Mr. Polo – We will go to our Administrative Reports, Mrs. Daley.

Mrs. Daley – From the City Planner, the applicant proposes to locate the building 5' off of the rear property line and 10' from the side lot line. The Board of Zoning Appeals has granted setback variances to permit the building and approval is recommended. From the Engineering Department, the plans are in approvable form.

Mr. Polo – Thank you, Mr. Molnar.

Mr. Molnar – From the Building Department, we have no issues.

Mr. Polo – Thank you, Captain Green.

Captain Green – From the Fire Department, we have reviewed the plans and it will not affect any of our operations in the area and we have no further report.

Mr. Polo – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, as noted in Caucus this is required since the City acquired the property where they previously stored the items that they would like to store in this building. They were granted setback variances by the Board of Zoning Appeals. This will not impact the City's land that is set aside for the possible new construction of a fire station or the residential area, and you are in a position to act on this.

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

Mr. Veris – Mr. Chairman.

Mr. Polo – Mr. Veris.

Mr. Veris - Mr. Chairman, I move to give favorable consideration for Site Plan approval for the construction of a 720 SF storage shed, property located at 14000 Pearl Road , PPN 393-18-013, zoned MS – Motorist Service

Mr. Toth – Second.

Mr. Polo– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

3) **CAMDEN WOODS LLC/Adam Comer, Agent**

Site Plan approval for an ancillary parking lot for Camden Woods
Cluster Subdivision, property located at Royalton and Prospect Road
PPN 393-15-028, zoned R1-75 – Single Family Residential
Architectural Review Board - Favorable Recommendation 3 -11- 25

Mr. Polo – If the applicant can come to the podium and give us your name and address for the record.

Mike Catanzarite, 13330 Webster Road, Strongsville, Ohio

Mr. Polo – We will go to our Administrative Reports, Mrs. Daley.

Mrs. Daley – From the City Planner, the proposed layout complies with the parking setback requirement from Royalton Road and approval is recommended. From the Engineering Department, the plans are in approvable form.

Mr. Polo – Thank you, Mr. Molnar.

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

Mr. Polo – Thank you, Captain Green.

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

Mr. Polo – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, this should take care of the additional parking needed for the complex. There will be a walkway to the cul-de-sac and you are in a position to act on this.

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

Mr. Veris – Mr. Chairman.

Mr. Polo – Mr. Veris.

Mr. Veris - Mr. Chairman, I move to give favorable consideration for Site Plan approval for an ancillary parking lot for Camden Woods Cluster Subdivision, property located at Royalton and Prospect Road, PPN 393-15-028, zoned R1-75 – Single Family Residential

Mr. Toth – Second.

Mr. Polo– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. Polo - Any other business to come before this Commission this evening? Seeing none, we are adjourned.

Mick Polo /s/

Mick Polo, Chairman

Mitzi Anderson /s/

Mitzi Anderson, Recording Secretary

4/10/25

Approved