

# **STRONGSVILLE PLANNING COMMISSION**

## **MINUTES OF MEETING**

**May 29, 2025**

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, May 29, 2025 at 5:50 p.m.***

Present: Planning Commission Members: Chairman; Gregory McDonald, 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; City Engineer, Ken Mikula; Fire Department; Captain Andrew Green

The following was discussed:

**OH STRONGSVILLE ROYALTON RD:** Mr. Mikula stated From the City Planner, this request is for approval of a parcel split/subdivision plat for the final phase of The Villas at Bakers Ridge senior living facility. The existing parcel is being split into two (2) parcels referred to as Parcel A-1 and Parcel A-2 and the existing dwelling units are on Parcel A-1. Parcel A-1 consist of 6.99 acres of land and has 360 feet of frontage on Royalton Road and Parcel A-2 contains 15.27 acres of land. Parcel A-2 does not have frontage on public right-of-way and the access for Parcel A-2 is via an access easement across Parcel A-1. A variance for this arrangement has been granted by the BZA. From the Engineering Department, the proposal is to split PPN 392-14-010, zoned SR-1, into two parcels. The plat is in approvable form subject to cross easements for ingress/egress and utilities. The site plan is in approvable form, subject to a submittal of an engineered stamped design of the retaining walls that are proposed. Mrs. Anderson stated From the Building Department, there is no report. Captain Green stated from the Fire Department, there is no objection and no report for the subdivision/parcel split. For the site plan approval, the fire hydrants should be placed per local Ordinance and there is no objection for the site plan. Mr. Kolick stated from the Law Department, if the subdivision/lot split plat is approved they have given me the covenants and declaration of easements because they will have two (2) different owners of the parcels. Any approval will need to be made subject to the filing of the covenants and declarations for cross easements for ingress/egress, utilities and the use of the recreation facilities. I have approved the document that their attorney has forwarded to me. Regarding the site plan approval, if approved it should be made subject to the City Engineer's report on the retaining wall, subject to the Fire Department's report and we are still unsure on whether they need improvements to the pumping station across the street on Avery and Route 82, if required they would have to bear whatever cost that would be. We will make that determination later. Mr. Mikula stated Lori and I reviewed this before she left for vacation and she did not mention an issue with the pumping station. I am aware that it came up a few months ago, there was a question of capacity with adding all of these units to an existing pumping station. I thought it was resolved and we will verify it upon her return.

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

Roll Call:

Members Present:

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

Also Present:

Mr. Kolick , Asst. Law Director  
Mr. Mikula, City Engineer  
Captain Andrew Green, Fire Department  
Mrs. Anderson, Recording Secretary

### **APPROVAL OF MINUTES**

Mr. McDonald – You have had a chance to review the minutes of May 15, 2025.  
If there are no additions or corrections they will stand as submitted.

### **NEW APPLICATIONS**

- 1) **OH STRONGVILLE ROYALTON RD(OWNER)/Granger Property Development, Agent**
  - a) Subdivision/Parcel Split of PPN 392-14-010, property located at 21452 Royalton Road, zoned SR-1 – Senior Residence
  - b) Site Plan approval for the construction of 43 senior villas for The Villas at Bakers Ridge, property located at 21452 Royalton Road, PPN 392-14-010, zoned SR-1 Senior Residence  
*\*Architectural Review Board - Favorable Recommendation 5-14-25*

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

**Loudan Klein, 2211 Medina Road, Medina, Ohio 44256**

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

Mr. Mikula – From the City Planner, this request is for approval of a parcel split/subdivision plat for the final phase of The Villas at Bakers Ridge senior living facility. The existing parcel is being split into two (2) parcels referred to as Parcel A-1 and Parcel A-2 and the existing dwelling units are on Parcel A-1. Parcel A-1 consist of 6.99 acres of land and has 360 feet of frontage on Royalton Road and Parcel A-2 contains 15.27 acres of land. Parcel A-2 does not have frontage on public right-of-way. Access for Parcel A-2 is via an access easement across Parcel A-1. A variance for this arrangement has been granted by the BZA. Approval of the parcel split/subdivision plat is recommended subject to any comments of the City Engineer. From the Engineering Department, the proposal is to split PPN 392-14-010, zoned SR-1, into two parcels. The plat is in approvable form subject to cross easements for ingress/egress and utilities. The site plan is in approvable form, subject to a submittal of an engineered stamped design of the retaining walls.

Mr. McDonald – Thank you, Mrs. Anderson.

Mrs. Anderson – From the Building Department, there is no report.

Mr. McDonald – Thank you, Captain Green.

Captain Green – From the Fire Department, there is no objection and no report for the subdivision/parcel split. For the site plan approval, the fire hydrants should be placed in accordance of the local Ordinance and there is no objection for the site plan.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, if the subdivision/lot split plat is approved it should be made subject to the filing of the covenants and declarations for cross easements for ingress/egress, utilities and the use of the recreation facilities in a form approved by the Law Department. I have agreed with their attorney on a form to use. If this is approved by the Commission it will need to go to City Council as a subdivision. The site plan approval should be made subject to the Engineer's report on the retaining walls, subject to the Fire Department's report and if necessary it should be made subject to the pumping station improvements on Route 82 and Avery. This is to be paid for by the applicant, if required.

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 of PPN 392-14-010, property located at 21452 Royalton Road, zoned SR-1 Senior Residence, Subject to the filing of the covenants and declarations for cross easements for ingress/egress, utilities and the use of the recreation facilities in a form approved by the Law Department.

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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Mr. Polo - Mr. Chairman, I move to give favorable consideration for Site Plan approval for the construction of 43 senior villas for The Villas at Bakers Ridge, property located at 21452 Royalton Road, PPN 392-14-010, zoned SR-1 Senior Residence, Subject to the Engineer's report on the retaining wall, the Fire Department's report, and any improvements if necessary to the pumping station

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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Mr. Klein – I would like to comment on the pumping station, we did go back and forth with Mrs. Daley with a couple of emails and we confirmed that even with the four additional units, we did not need to make improvements. Also, during our contract negotiations with the previous owner, it was confirmed that even with four additional units, we did not need to make those improvements. The confirmation was done via email and we did confirm that.

Mr. Kolick – You will need to get on the City Council agenda.

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

Gregory McDonald /s/  
Gregory McDonald, Chairman

Mitzi Anderson /s/  
Mitzi Anderson, Recording Secretary

6/12/25  
Approved