

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 10, 2025

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, April 10, 2025 at 5:45 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; Building Commissioner, Ted Hurst; Fire Department Representative, Captain Andrew Green

The following was discussed:

AQUA-TOTS SWIM SCHOOL : Mrs. Daley stated this will be located in a vacant space at Pearl and Drake Road. This will be an indoor swim school and they do require a Conditional Use Permit. From the City Planner they obtained a variance from the Board of Zoning Appeals to occupy 6931 square feet. They will comply with the parking requirements and the City Planner recommends approval. From the Engineering Department, we have no report. Mr. Hurst stated from the Building Department, I have no objections. If this request is approved, we will be waiting for construction drawings. The applicant should be aware that the pool must be inspected by the Health Department. Captain Green stated from the Fire Department, the proposed building occupancy load is 145 and it will be an A-4 classification. There will be two storage rooms for the chemicals needed for the pool. In one closet they will store 30 gallons of muriatic acid and in the other storage room up to 200 gallons of chlorine on a separate ventilation system. They are updating both the fire alarm and sprinkler system for the building and they will have a Knox Box for emergency access. Mr. Kolick stated from the Law Department, you can act on it, subject to the Fire Department report.

PARK RIDGE CROSSINGS/Phase 3: Mrs. Daley stated this is for Park Ridge Crossings, Phase 3 and this consists of 26 cluster lots. From the City Planner, the layout and the sizes comply with the approved overall development plan and their setbacks are in compliance with the zoning. In accordance with the Post Office, they will utilize the cluster mailboxes for their mail services instead of the individual mail boxes. They have received approval from the Architectural Review Board for landscaping, buffering, lighting, and architectural styles of the clusters have been approved. The City Planner is recommending approval. From the Engineering Department, the plans are in approvable form; however, they are still waiting on a couple of outside agency permits from the Cleveland Water Department and the EPA, those will be forthcoming. Mr. Hurst stated from the Building Department, the development plan has been approved. The construction drawings have not been submitted yet; however, as long as they are

compliant with the Building Code everything looks good. Captain Green stated from the Fire Department, the hydrants are being placed on the street and the Building Commissioner will ensure that the separation meets Code as far as the separation between houses. Mr. Kolick stated from the Law Department, they have signed the posting ordinance, I have approved the amendment adding Phase 3 to the overall master association, they have given me the amendment to add Phase 3 of the clusters into the minor association and they are going to put them all into one association, which is what we encourage and the common area can be managed by one company. They have given me the certificate changing the name of the minor association. When this was rezoned there was a requirement that they put mounding between the industrial area and residential area and they have provided me that easement, which is in proper form. The off-site storm sewer easement is in proper form, they will pay the recreation fee since they are not putting in recreation. You are in a position to act on this tonight, subject to my report and the engineering items specified in the engineering report this evening.

DOLLAR GENERAL: Mrs. Daley stated this is a new approximately 9,100 SF Dollar General building, on the west side of West 130th Street. A front setback variance was granted by the Board of Zoning Appeals, the back portion of this lot has a lot of topography problems and slopes down. The total number of parking spaces would need to be 41 if the entire gross floor area of 9100 SF is used to calculate parking. They are requesting a modification to exclude the storage area from the parking calculation, with the exclusion the required parking is 33 spaces. The City Planner did not have any problems with the Commission granting that deviation. From the Engineering Department, it is in approvable form. Mr. Hurst stated from the Building Department, if this is approved they will need to submit construction drawings. The BZA granted a front setback variance, because of the big ravine in the back, this is a difficult site to develop. Captain Green stated from the Fire Department, the proposed occupancy load will be 131, the business classification will be non-separated mixed use with both mercantile and storage. There was a question regarding rack storage and according to Dollar General's representative, all the supplies go straight to the sales floor and they do not really use any rack-storage room area for permanent storage area. The building is not required by Code to have a fire suppression system or an alarm system. They will install a Knox Box and did add a private hydrant and it will be on the South side of the main entrance driveway. Mr. Kolick stated from the Law Department, they originally came before the BZA and they looked unfavorably at their proposal. They took their comments back and came back to the BZA with a plan that the Board was in favor of. You will need to act on the modification first, due to the storage area. Item B for site plan approval should be subject to the Fire Department's report and the requests should be acted on separately.

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. Hurst, Building Commissioner
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 March 13, 2025.
If there are no additions or corrections they will stand as submitted.

PUBLIC HEARING:

1) AQUA-TOTS SWIM SCHOOL, Mike Kallmeyer, Agent

Conditional Use Permit pursuant to Codified Ordinance Section 1258.03(a)(3)(E) and 1242.07 to allow Aqua-Tots to operate a 6,931 SF Swim School Facility for property located at 17792 Pearl Road, PPN 394-25-001, zoned GB - General Business.

** BZA Approval for SF Floor Area Variance on 3-26-25*

Mr. Polo – If there is anyone wishing to speak in favor of this request, please come to the podium and give us your name and address for the record.

Mike Kallmeyer, 7560 Kerfield Drive, Galena, Ohio 43021

Mr. Kallmeyer – We would like to locate Aqua-Tots Swim School at the old DaVita Dialysis location on Pearl Road. The demographics support locating a business here and the family atmosphere of Strongsville is very appealing to us as well. We have another location in Westlake, which is Aqua-Tots at Crocker Park. This would be our second location in the Cleveland area, we believe the families from Brunswick and Medina will come too, which would bring further revenue to Strongsville.

Mr. Polo – Thank you, is there anyone who would like to speak against this project? Seeing and hearing none I declare this Public Hearing closed and we will listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – From the City Planner, this request is for a Conditional Use Permit for a swim school. They are permitted to have this type of facility in the General Business District with a Conditional Use Permit but limits the maximum size to 5000 SF. The applicant has obtained a variance from the Board of Zoning Appeals to permit them to occupy 6931 SF. There are no modifications proposed to this site and it will comply with the required parking. With the area variance approved by the BZA, the proposed is in compliance with the maximum requirements of the Zoning Code and approval is recommended. From the Engineering Department, we have no report.

Mr. Polo – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, everything is in order for the project through the zoning portion of this and a variance has been granted. The building will be completely renovated to house the pool and the amenities that go along with the swim school. We are looking forward to receiving the construction drawings, I would also like to advise the owner that the Cuyahoga County Department of Health does all of the inspections for the pool. It was brought to my attention today that one of the other facilities in the area did not realize that and covered some things up and had to later bust up a lot of concrete.

Mr. Polo – Thank you, Captain Green.

Captain Green – From the Fire Department, the building will have an occupancy load of 145 and the classification is A-4. They will have two separated and ventilated storage rooms for the purpose of chemicals for the pool. One of the storage rooms will contain approximately 30 gallons of muriatic acid and up to 200 gallons of chlorine. The building currently has a fire suppression and fire alarm system, which will both be updated to Code. We require a Knox Box and the location is to be determined

Mr. Polo – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, you can act on this subject to the Fire Department's report this evening.

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 Conditional Use Permit pursuant to Codified Ordinance Section 1258.03(a)(3)(E) and 1242.07 to allow Aqua-Tots to operate a 6,931 SF Swim School Facility for property located at 17792 Pearl Road, PPN 394-25-001, zoned GB - General Business, subject to the terms and conditions in the Fire Department's report, this evening.

Mr. Toth – Second.

Mr. Polo– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATIONS:

2) PARK RIDGE CROSSINGS, Phase 3/Park Ridge Investments, LLC Agent

Cluster Subdivision Plan for Phase 3 of Park Ridge Crossings, consisting of 26 cluster homes to be located off Prospect Road South of Drake Road, PPN 394-14-043, zoned RT-C

** ARB Favorable Recommendation on 3-25-25*

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

Rick Puzzitiello, 22700 Royalton Road, Strongsville, Ohio 44149

Mr. Puzzitiello – I am bringing forward today, Phase 3 of the Park Ridge Subdivision, located off of Prospect Road, South of Drake. The request is for 26 additional villas to be built inside the subdivision. Phase 1 and 2 have just been finalized and we have already sold 12 or 13 of the 18 villas and we also have 3 or 4 of the single-family homes sold. We are in need of the next Phase of villas, so that is what we are requesting here.

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

Mrs. Daley – From the City Planner, the layout and size of the cluster lots in Phase 3 complies with the previously approved overall development plan for Park Ridge Crossings. The setbacks also comply with the Zoning Code and the approved overall development plan. The landscaping, buffering, lighting and architectural styles have been approved by the ARB and approval is recommended. From the Engineering Department the plans are in approvable form, subject to the applicant obtaining their outside agency permits from the Cleveland Water Department and the Sanitary and Water EPA.

Mr. Polo – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, the development plan has been approved. Once the construction drawings have been submitted for each unit, we will verify the compliance of the Building Code, as well as the fire separation between the buildings.

Mr. Polo – Thank you, Captain Green.

Captain Green – From the Fire Department, the fire hydrants meet the Fire Local Code and the State Fire Code.

Mr. Polo – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, they have signed the posting ordinance; I have approved and will be filing the first amendment adding them to the overall association; I have approved and will be filing the amendment to the minor association and received, reviewed and approved the document with the name change of the smaller association; we have the documents for the mounding and landscaping between the industrial and residential properties; and we will need to approve the final exhibits and legal descriptions. Also, they have one off site storm water easement and we need to approve those final documents and they will pay the recreation fee of \$800.00 per unit. This approval should be subject to the Engineer and Law Department reports, this evening.

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 the Cluster Subdivision Plan for Phase 3 of Park Ridge Crossings, consisting of 26 cluster homes to be located off Prospect Road South of Drake Road, PPN 394-14-043, zoned RT-C, subject to the Engineer and Law Department's reports

Mr. Toth – Second.

Mr. Polo– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

3) **DOLLAR GENERAL, Scott Royer, Agent**

- a) Modification of parking to permit 33 spaces pursuant to Codified Ordinance Section 1270.03 (b); and
- b) Site Plan approval of a 9,100 SF Dollar General to be located at 13826 West 130th Street, PPN 398-29-009, zoned GB - General Business
**ARB Favorable Recommendation on 1-28-25*

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

Scott Royer, 14600 Detroit Avenue, Suite 1500, Lakewood, Ohio 44107

Mr. Royer – I am here representing Dollar General. We went through the BZA process and the Architectural Review Board. Myself and the Civil Engineer are here to answer any questions.

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

Mrs. Daley – From the City Planner, the proposed site plan complies with all of the minimum requirements of the General Business District with two exceptions. The first is the parking setback and a variance was granted by the BZA to permit the parking lot to be 52' from the center line of West 130th Street. The second is the total number of parking spaces required would be 41 spaces if the entire gross floor area of 9100 square feet is used to calculate the parking. The applicant is requesting that the Commission make a determination to exclude the storage areas from the parking calculation. If the storage areas are omitted as permitted by Code, the required parking is 33 spaces and the site plan would be in compliance. The City Planner does recommend approval of both of the requests. From the Engineering Department, the plans are in approvable form.

Mr. Polo – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, we are waiting for the construction documents for Building Code compliance. The variance that was granted allowed this building to be placed on a difficult site.

Mr. Polo – Thank you, Captain Green.

Captain Green – From the Fire Department, the Dollar General has proposed an occupancy load of 131 and it will be an occupancy classification of a non-separated mixed use of Mercantile and Storage. According to the Dollar General representative there is technically no storage. There is no permanent storage area because all of the supplies go straight to the sales floor. The building will not have a fire suppression or fire alarm system because it is not required by Code. The building will have a Knox Box and it will be installed, location TBD. The private hydrant is on the updated plans and will be located on south side of the main entrance, which meets City Ordinance.

Mr. Polo – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, you will need to act on these requests separately. Item A will have to be approved before you can act on the site plan. If Item B is approved it should be approved subject to the Fire Department's report, this evening.

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 the modification of parking to permit 33 spaces pursuant to Codified Ordinance Section 1270.03 (b)

Mr. Toth – Second.

Mr. Polo– Secretary please call the roll.

Roll Called	All Ayes	APPROVED
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Mr. Veris – Mr. Chairman.

Mr. Polo – Mr. Veris

Mr. Veris - Mr. Chairman, I move to give favorable consideration for Site Plan approval of a 9,100 SF Dollar General to be located at 13826 West 130th Street, PPN 398-29-009, zoned GB - General Business, subject to the terms and conditions in the Fire Department's report

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

4-24-25

Approved