

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 24, 2025

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, April 24, 2025 at 5:50 p.m.***

Present: Planning Commission Members: Gregory McDonald, 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

The following was discussed:

STRONGSVILLE UNITED CHURCH OF CHRIST: Mrs. Daley stated they would like to construct a storage shed/pavilion at the corner of Pearl and Royalton Road. They would like to locate it in the large grass area west of the church and the parking lot. The City Planner, had no issues. From the Engineering Department, it is in approvable form. Mr. Hurst stated from the Building Department, the City Planner and I reviewed the setbacks and zoning, I have no issues. If this is approved, they will need to submit construction drawings. Mr. Kolick stated from the Law Department, you are in a position to act on it. If this is approved it will need to go to City Council because it is located in the Public Facility Zoning District.

CAPRICCIO'S ITALIAN RESTAURANT : Mrs. Daley stated this is for the installation of a walk-in cooler and it will be located outside their back door, behind their building. The City Planner, had no issues. From the Engineering Department, it is in approvable form. Mr. Hurst stated from the Building Department, I have no issues with the cooler. This will be located outside of the building and that is why it is before the Planning Commission. They are working with the architect and power company regarding the proximity of the power lines that run along the building. Also, the interior of the building is being fully renovated. Mr. Kolick stated from the Law Department, you are in a position to act on it.

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
Mr. Spring
Mayor Perciak

Also Present:

Mr. Kolick – Asst. Law Director
Mr. Hurst, Building Commissioner
Mrs. Daley, Assistant City Engineer
Mrs. Anderson, Recording Secretary

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of April 10, 2025.
If there are no additions or corrections they will stand approved as submitted.

NEW APPLICATIONS:

1) STRONGSVILLE UNITED CHURCH OF CHRIST/Dale Hawk, Agent

Site Plan approval for the construction of a 2,304 SF pavilion/storage shed for Strongsville United Church of Christ, property located at 13702 Pearl Road, PPN 392-36-015, zoned PF – Public Facility
Architectural Review Board - Favorable Recommendation 4 -22- 25

Mr. McDonald – Item number one on the agenda is for Strongsville United Church of Christ. If the applicant can step forward and give us your names and addresses for the record.

Dan Masuga, 1635 Clemson Drive, Brunswick, Ohio

Dale Hawk, 15274 Drake Road, Strongsville, Ohio

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

Mrs. Daley – From the City Planner, the subject site is in the Public Facilities Zoning District. The proposed shed does not impact the existing parking and there are no setback issues associated with the project 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 approvable form. We are waiting on construction drawings to be submitted for review. It does meet all of the setback requirements and we have no issues.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, you are in a position to act on this. If this is approved it would need to go to City Council.

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 Site Plan approval for the construction of a 2,304 SF pavilion/storage shed for Strongsville United Church of Christ, property located at 13702 Pearl Road, PPN 392-36-015, zoned PF – Public Facility

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

2) **CAPRICCIO'S ITALIAN RESTAURANT/Michael Meyer, Agent**

Site Plan approval for the installation of an exterior walk-in cooler for Capriccio's Italian Restaurant, property located at 16605 Pearl Road, PPN 397-09-006, zoned GB – General Business
Architectural Review Board - Favorable Recommendation 4 -22- 25

Mr. McDonald – Item number two on the agenda is for Capriccio's Italian Restaurant. If the applicant can step forward and give us your name and address for the record.

Joe Mannarion, 3076 Fairmont Blvd., Cleveland Heights, Ohio 44118

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

Mrs. Daley – From the City Planner, the subject site is in the General Business Zoning District. The cooler would not be visible from Pearl Road and there are no setback issues associate with the project 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 approvable form. It does meet all setback requirements and they are working with the architect and power company regarding the proximity of the powerlines that feed the building. All other issues have been addressed.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, you are in a position to act on this.

Mr. McDonald – When is the restaurant scheduled to open?

Mr. Mannarion – We are projected to open in mid-June.

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 site plan approval for the installation of an exterior walk-in cooler for Capriccio's Italian Restaurant, property located at 16605 Pearl Road, PPN 397-09-006, zoned GB General Business

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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

5/15/25
Approved