

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

February 27, 2025

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, February 27, 2025 at 5:45 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Michael Polo, Kim Veris 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:

SHEETZ: Mrs. Daley stated this item was approved for Sheetz, at a previous Planning Commission meeting. They are back before the Commission for an increase in their number of outdoor patio seats from 12 to 20. There are no changes to the approved site plan. The City Planner, had no issues with this request. From the Engineering Department, there is no report. Mr. Hurst stated from the Building Department, the patio size will remain the same and we have no report. Captain Green stated from the Fire Department, we have no report. Mr. Kolick stated from the Law Department, you are in a position to act on it; however, they are just adding more seating to the outdoor patio area, which was previously approved. Also, they meet their parking requirements with the increase of seating area.

BRUSTERS ICE CREAM: Mrs. Daley stated this is for a new building at the corner of Pearl Road and Ellsworth Drive. This will be a multi-tenant building and Brusters will occupy approximately 2,300 SF, the remaining 1,500 SF will be occupied by a future retail establishment. The City Planner, he said that this meets all of the GB - General Business zoning requirements and they are installing a 6' high masonry wall, along the property line to screen the residential area to the west. Their landscape plan includes the Pearl Road Corridor streetscaping requirements and he recommends approval. From the Engineering Department, it is in approvable form, subject to the submission of a revised plan showing the connection of the proposed sidewalk to the existing walk on Ellsworth Drive, so that it is continuous. Mr. Hurst stated from the Building Department there are no objections and no report. Captain Green stated from the Fire Department, the knox box was included in the plans and the location will be determined. Mr. Kolick stated from the Law Department, you are in a position to act on it. If Item C is approved, it should be subject to Engineering and the completion of the sidewalk.

CYNTHIA SOPHIA KATAKOS: Mrs. Daley stated this lot split is on Prospect Road and the property is currently approximately 5.0 acres. They plan to split the lot into two parcels and they were granted a variance for frontage from the Board of Zoning Appeals. The City Planner, recommends approval. From the Engineering Department, it is in approvable form. Mr. Hurst stated from the Building Department, we recommend approval and we have no report. Captain Green stated from the Fire Department, we have no report. Mr. Kolick stated from the Law Department, you are in a position to act on it.

PINE LAKES CROSSING SUBDIVISION, PHASE 2: Mrs. Daley stated this is a small subdivision off of Pin Oak Drive, in the Pine Lakes Crossing subdivision. It was previously before the Commission but they required a variance for the width of the two corner lots. They were granted approval by the Board of Zoning Appeals. The City Planner, recommends approval. From the Engineering Department, it is in approvable form and I have received all of the revisions that I requested today. Mr. Hurst stated from the Building Department, we have no report and recommend approval. Captain Green stated from the Fire Department, we have no report. Mr. Kolick stated from the Law Department, we will need to act on Item A first, to waive the previously imposed condition. We did require them to take their subdivision improvements all the way up to the property line, so that it would not preclude the property to the north from being developed at a future date. They have signed the posting ordinance, we have received the approval from Pine Lakes and they have paid to Pine Lakes the \$1,600.00 recreation fee. The Homeowner Association has signed off on it because they had to change the easement to the common areas. He stated, you are in a position to act on it.

T-MOBILE: Mrs. Daley stated this is for a co-location onto an existing tower, which is on the parcel owned by the Chamber of Commerce on Royalton Road, west of Prospect Road near the railroad tracks. They would like to add antennas and equipment on the ground. The City Planner had no issues, everything will take place on the existing tower and compound. From the Engineering Department, it is in approvable form. Mr. Hurst stated from the Building Department, plans have been submitted for the new antennas and ground equipment, it does meet the zoning ordinance. Captain Green stated from the Fire Department, we have no report. Mr. Kolick stated from the Law Department, there is a current removal bond and I think that we determined that it does not need to be increased and 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. 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 Dept.
Mrs. Anderson, Recording Secretary

MOTION TO EXCUSE:

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to excuse Mr. Toth for just cause.

Mr. Veris – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of February 13, 2025.
If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

1) SHEETZ (OWNER), Bohler, Agent

Amendment of previously approved Conditional Use Permit pursuant to Codified Ordinance Sections 1258.05 (a)(6) and 1242.07 to allow Sheetz Inc. to construct an Outdoor Eating Area with seating for (20) people for property located at 21034 Royalton Road, PPN 392-16-002, zoned MS – Motorist Service and GB – General Business

** Planning Commission Previously Approved 12-19-24*

Mr. McDonald – Item number one on the agenda is for Sheetz. If the applicant can step forward and give us your name and address for the record.

Kayleigh Bevington, 1 Allegheny Square, Suite 402, Pittsburgh, PA 15212

Mr. McDonald – Is there anyone who wishes to speak in favor of this? Is there anyone who wishes to speak against this? Seeing and hearing none, the public hearing is closed. We will go to our Administrative Reports, Mrs. Daley.

Mrs. Daley – From the City Planner, the applicant is seeking approval to increase the outdoor seating from 12 to 20 persons. The site plan provides for 45 parking spaces, which meets the minimum Code requirement and approval is recommended. From the Engineering Department, no report.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, no report.

Mr. McDonald – Thank you, Captain Green.

Captain Green – From the Fire Department, no report.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, this is the same footprint as before, but they are adding eight more seats to the outdoor patio area. The only thing that this would affect is the parking; however, they do meet the parking requirements and you are in a position to act on this.

Mr. McDonald – When do you plan on starting construction?

Ms. Bevington – Construction will begin this summer.

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 Amendment of previously approved Conditional Use Permit pursuant to Codified Ordinance Sections 1258.05 (a)(6) and 1242.07 to allow Sheetz Inc. to construct an Outdoor Eating Area with seating for (20) people for property located at 21034 Royaltan Road, PPN 392-16-002, zoned MS – Motorist Service and GB – General Business

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

2) BRUSTERS ICE CREAM/ Leon Sampat, Agent

- a) Conditional Use Permit pursuant to Codified Ordinance Section 1242.07 and 1258.03(a)(3)(A)(6) to allow Brusters Ice Cream to occupy 2,362 SF to sell and serve ice cream for property located at 18268 Pearl Road, PPN 394-26-009 zoned General Business.
- b) Conditional Use Permit pursuant to Codified Ordinance Sections 1258.03(a)(3)(A)(6) and 1242.07 to allow Brusters Ice Cream to utilize two (2) outdoor patio dining areas of 870 SF and 375 SF for property located at 18268 Pearl Road, PPN 394-26-009 zoned General Business.

- c) Site Plan approval of a 3,892 SF Multi-Tenant building to be located at 18268 Pearl Road, PPN 394-26-009 zoned General Business.
**Architectural Review Board Favorable Recommendation 1-28-25*

Mr. McDonald – Item number two on the agenda is for Brusters Ice Cream. If the applicant can step forward and give us your name and address for the record. The public hearing is open, is there anyone who wishes to speak in favor of this?

Dr. Ramez Assad, 1856 Holdens Arbor Run, Westlake, Ohio 44145

Mr. Assad – We are seeking reapproval, it has been a few years because we had a few hiccups in finding the right contractor and we had to jump through some hoops to get the appropriate financing. We are ready to go and move forward with the project.

Mr. McDonald – Is there anyone else who wishes to speak in favor of this? Is there anyone else who wishes to speak against this? Please step forward and give us your name and address for the record.

Lisa Biesiadecki 19211 Westbrooke Lane, Strongsville, Ohio

Ms. Biesiadecki - I know two years ago this was proposed and then it went away. We received something that this is coming back so I don't know if this went through zoning. I believe it was zoned General Business/Commercial and that they had to add another tenant and I don't know if that happened. That area and my cluster homes will be greatly affected by the project with noise, traffic, and it will be an overall nuisance. I went on Brusters website and I know that they are in strip plazas and there are plenty of vacant strip plazas available here in Strongsville. If you look at the corridor from Drake to Boston it is completely different, as you can see there are food establishments, businesses and so on. When you get past Drake there is nothing there and it is very quiet. Overall, besides the traffic there is an assisted living home, Southwest General Hospital across the street, and the residential development, which now they are proposing the driveway to come in on to Ellsworth. Right now, you could literally drop a pin at night and in my opinion, that establishment does not belong in this area, not in a residential area. If you take a look at Mitchell's Ice Cream, it is packed and

is a hang out, that is what would happen at that establishment. All of the business in that corridor are businesses and they open from 9 -5 , except for the car wash. In fact, I am a realtor for Howard Hanna and we put our client in that corridor area and he has an auto mechanics business and it is from 9 - 5 and it is done. We don't have any noise, traffic, nothing and it is very nice from Drake on to the end. I don't know what was going on and was surprised that it was stamped and approved already. That is basically all I have to say and if they do go through with it I can list all of your homes because your property values are going to tank.

Mr. Kolick – This is zoned for what they are proposing to use this for and the zoning does permit them to build a carry-out, sit down restaurant, or food service on that property. Most of Pearl Road is zoned for General Business and this parcel is too. As far as being stamped approved, this project was approved back in 2023; however, that approval was null in void because they did not do any construction, within a year. This has not yet been approved until this Commission and the Building Commissioner approves it . There is nothing that has been pre-approved prior to this meeting.

Mr. McDonald – Is there anyone else who wishes to speak against this?

Judi Zdanko, 18380 Woodside Crossing, Strongsville, Ohio 44149

Ms. Zdanko – My issue is, will there be an exit or entrance off of Ellsworth?

Mr. Kolick – Yes, there is.

Ms. Zdanko – I don't understand how that will work with the island, because the island goes past where this is.

Mr. Kolick – Lori, are they beyond the island.

Mrs. Daley – Yes, they are west of the island. They moved their drive so that they may have ingress and egress without the island impacting their drive.

Ms. Zdanko – I do not see how they can do that. Has anyone drove over there to see what it is like? How will you get cars in and out of there because it gets crazy over there.

Mr. Kolick – The Engineering Department has looked at it and they are still on their property but they are beyond the island. The entrance in and off of Ellsworth goes west of the island.

Ms. Zdanko – Is there no other place in the City where they could put in a Brusters, because nobody wants it there on the corner. There is already so much traffic in and out of there and in the summer time when the kids come from softball practice, it is going to be a nightmare. Obviously, you don't care because you don't live around there and it is not going to affect any of you. Is there anyone that lives in The Woods?

Mr. McDonald – I do not live in The Woods, but I do live on your side of town and I am well aware of what Pearl Road looks like from Drake to Boston.

Ms. Zdanko – I'm talking about Ellsworth, it is going to be a nightmare. You will have to put a cop on the corner so that he can write tickets.

Mr. McDonald – Judy, thank you for your comments. Is there anyone who wishes to speak against this?

Mary Averill, 7921 Lyon Lane, Strongsville, Ohio 44149

Ms. Averill – There are a whole lot of places that are empty between Drake and Ellsworth, there is a plaza there that has I don't know how many empty places. Did you ever consider putting your establishment there?

Mr. Assad – We did consider a lot of different locations; however, this is the one that we and our corporate office liked a lot. We think we would be a great addition to the community and we have also received a lot of positive feedback. Also, we appreciate your comments.

Ms. Averill – What Judi had to say was interesting and true, because it is going to make some congestion. I have a feeling that the drive that comes off of your new business, there is a light there. Judi, is also right by saying that there is an awful lot of traffic there now, because there is and that is the big concern with the cluster of people.

Mr. Assad – The Brusters model has a walk-up window, in and out, we will have patios but it is more of a pick up and go ice cream shop.

Ms. Averill – Is there any plans for a wall or sound bearer?

Mr. Assad – I believe so, I am pretty sure.

Ms. Averill – You believe so?

Mr. Assad – I am just one of the owners, but to my knowledge, yes.

Ms. Averill – These are the kinds of questions that the people who live there need answered.

Mr. Kolick – They are required to put up a 6' masonry wall, to help with the lights and noise that could possibly come from the business. We do that to protect the residential area and they are required to do that as part of the development.

Ms. Averill – Thank you.

Mr. McDonald – Thank you. Is there anyone who wishes to speak against this?

Dale Levy – 19159 Westbrooke Lane, Strongsville, Ohio 44149

Mr. Levy – I am three houses away from this lot, I don't know if you can classify this as being for or against the project. I am curious to know what will be the hours of operation?

Mr. Assad – The summer hours are a little longer than the winter hours. Usually, it is around 12:00 pm – 9:00 pm., in that neighborhood. We will be similar to the hours of Mitchell's Ice Cream.

Mr. Levy – We don't get down to Mitchell's that much from where we are at. I am the President of the Homeowners Association and at 72 years old I am the youngest guy on the street. I think that our people are concerned with the level of traffic on Ellsworth, which my lot backs up to. I have seen the plans and I was in construction, so I can read them. The entrance and exit will be a little tricky and there will probably be a few accidents. There are a lot of people who come in and do the whip around the island and there is going to be issues with that. We are concerned with the level of noise and traffic that it will create. I don't know if there will be parking lot lights that will shine into anybody's home.

Mr. Kolick – Mr. Chairman, we require lighting plans that show no lights will trespass beyond their property. Any lights will be shielded so that they are away from the residential area. We are very cognizant whenever residential areas back up to a business property.

Mr. Levy – I saw the plans for the 6' masonry wall that will run within 1' of our dog-eared privacy fence, that runs back there. We will have to speak to the general contractor. Have you chosen a general contractor?

Mr. Assad - We will be hiring a local contractor?

Mr. Levy – No one is going to stop this from happening. As much as our people are not looking forward to the traffic and the noise, the flip side is that we have an ice cream store a few feet away.

Mr. Kolick – That is why we had them complete the sidewalk so that people can walk directly from your development to the ice cream store.

Mr. Levy – I think that traffic will be a rodeo out there for a while and there are going to be some fender benders, but I hope everyone gets on board with it. We are concerned about the hours of operation and the noise because we went through this before with the carwash at the south end of our property and there is no noise mitigation back there. This created a drop-in property value because when the vacuums are on you can't be on your patio.

Mr. Kolick – For the Applicant, if there is any noise, I am sure that you will work to keep the noise to a minimum. There is an outside speaker system there, will there be any music outside?

Mr. Assad – Not outside.

Mr. Kolick – That would be the concern because there is that patio to the rear. There are things you can do to deaden the noise, if necessary. I am sure you want to be a good neighbor to the residents.

Mr. McDonald - Is there anyone else who wishes to speak against this?

Laura Larson 19362 Ellsworth Drive, Strongsville, Ohio 44149

Ms. Larson – I live on Ellsworth Drive and we are the first house next to the playground. We have two children and we are always outside in the nice weather and we are very active. My kids get the benefit of having the common area next to our house, not only the playground but also the common area. We see the cars speeding down the road, even the people that live in the development do not abide by the speed limit. One of my concerns is, will there be an option to do a speed bump on Ellsworth? This is to slow things down, we do have a playground; therefore, we have a lot of kids in the neighborhood. There are kids out all of the time especially in the nice weather, we also have tennis courts and a basketball court, so kids are running across the street constantly. Kids that live in our development and Waterford's development do not understand that they need to stop and look for traffic because cars do not care. My kids can kick, hit a ball and it goes by the street and cars do not move over, they run over the stuff. Now, you will increase kids on bikes and cars coming in and out. We have a gazebo that kids

hang out in and they go up to Dollar General, they come back and leave their garbage. The odds are that the same thing is going to happen because there is an ice cream place coming. That is my concern and I am looking at it to keep my children and other kids safe. Is that something that would be considered or a possibility?

Mr. McDonald – You made some good points here tonight. Regardless of what happens here tonight with this, I would suggest that you reach out to the Police Department. There is a Ward Officer that is responsible for your area and if you ask for additional patrols they are good about that. If you tell them that you want a no tolerance on speed policy, they will enforce it. They will sit in your neighborhood and make a presence and they will write tickets.

Ms. Larson – Okay, I appreciate everyone's time.

Mr. McDonald - Is there anyone else who wishes to speak against this?

Ms. Zdanko – Why does the entrance or exit have to go on to Ellsworth? What is wrong with Pearl Road?

Mr. Kolick – As a practical matter, we try to reduce the number of curb cuts onto Pearl Road. It would be more dangerous trying to go over four lanes to get to the other side, then it would be coming out with a light.

Ms. Zdanko – Is there no consideration for people in The Woods?

Mr. Kolick – There is consideration.

Ms. Zdanko – You are more worried about the ice cream guy then people who live here.

Mr. Kolick – Lori, would you like to address this from an Engineering stand point?

Mr. McDonald – We will address it, when we get to our administrative reports. Is there anyone else who wishes to speak against this? Seeing and hearing none, we will consider the public hearing closed. We will go to our Administrative Reports, Mrs. Daley.

Mrs. Daley – There is an entrance off of Pearl Road and off of Ellsworth, which is shown on the site plan. From the City Planner, the applicant proposed to construct a new 3,892 SF multi-tenant commercial building on the southeast corner of Pearl Road and Ellsworth Drive and the subject site is zoned General Business. Brusters would occupy 2,362 SF of the space in the multi-tenant building and the remaining 1530 SF will be occupied by a future retail establishment. The proposed site plan proposes a 6' high masonry wall, finished with a brick veneer along the entire westerly property line to screen the abutting residential development. The landscape plan also includes the Pearl Road streetscaping requirement. The proposed site plan conforms to all of the minimum requirements of the General Business Zoning District and approval is recommended. From the Engineering Department, no report on Items A and B, on Item C the site plan is in approvable form, subject to a submission of revised plans showing the connection of the sidewalk on Ellsworth Drive.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, everything meets the zoning code for the conditional use permit, that concludes my report.

Mr. McDonald – Thank you, Captain Green.

Captain Green – From the Fire Department, the knox box is already included in the plans and the location will be determined, that concludes my report.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, you are in a position to act on this. If Item C is approved, it should be made subject to the Engineers report, regarding the completion of the sidewalk. Does the applicant understand that?

Mr. McDonald – Are you willing to do that?

Mr. Assad – Yes.

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 to the Conditional Use Permit pursuant to Codified Ordinance Section 1242.07 and 1258.03(a)(3)(A)(6) to allow Brusters Ice Cream to occupy 2,362 SF to sell and serve ice cream for property located at 18268 Pearl Road, PPN 394-26-009 zoned General Business.

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called	All Ayes	APPROVED
-------------	----------	----------

Mr. Polo – Mr. Chairman, I move to give favorable consideration to the Conditional Use Permit pursuant to Codified Ordinance Sections 1258.03(a)(3)(A)(6) and 1242.07 to allow Brusters Ice Cream to utilize two (2) outdoor patio dining areas of 870 SF and 375 SF for property located at 18268 Pearl Road, PPN 394-26-009 zoned General Business.

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called	All Ayes	APPROVED
-------------	----------	----------

Mr. Polo – Mr. Chairman, I move to give favorable consideration for the Site Plan approval of a 3,892 SF Multi-Tenant building to be located at 18268 Pearl Road, PPN 394-26-009 zoned General Business, subject to the conditions specified in the Engineering Report

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called	All Ayes	APPROVED
-------------	----------	----------

3) CYNTHIA SOPHIA KATAKOS (OWNER)

Parcel Split of PPN 394-14-006, property located at
at 18630 Prospect Road, PPN. 394-14-006, zoned R1-75

** BZA Approval for Minimum Lot Width Variance 10-23-24*

Mr. McDonald – Item number three on the agenda is for Cynthia Sophia Katakos. If the applicant can step forward and give us your name and address for the record.

Cynthia Sophia Katakos, 18630 Prospect Road, Strongsville, Ohio 44149

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

Mrs. Daley - From the City Planner, the subject site is zoned R1-75, which is a Single Family Residential Zoning District. It consists of approximately 5 acres and the applicant was previously granted a lot frontage variance by the Board of Zoning Appeals. With the frontage variance the lot will conform to the requirements in the R1-75 Zoning District and approval is recommended. From the Engineering Department, it is in approvable form.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, no objections and no report.

Mr. McDonald – Thank you, Captain Green.

Captain Green – From the Fire Department, no report.

Mr. McDonald – Thank you, Mr. Kolick.

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

Mr. McDonald - 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 the Parcel Split of PPN 394-14-006, property located at at 18630 Prospect Road, PPN. 394-14-006, zoned R1-75

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

4) PINE LAKES CROSSING SUBDIVISION, Phase 2/Thomas Sutcliffe, Agent

- a) Waiver of previously imposed condition prohibiting the development of the subject property until the owner acquires the property to the north, PPN. 398-07-062, zoned R1-75
- b) Subdivision Plan for Phase 2 of Pine Lakes Crossing, to be located on Pin Oak Drive, PPN 398-07-062, zoned R1-75
** BZA Approval for Minimum Lot Width Variance 1-29-25*

Mr. McDonald – Item number four on the agenda is for Pine Lakes Crossing Subdivision. If the applicant can step forward and give us your name and address for the record.

Thomas Sutcliffe, 6860 West Snowville Drive, Brecksville, Ohio

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

Mrs. Daley - From the City Planner, the proposed plat would create subplot numbers 25 and 26. The subject property is zoned R1-75, Single Family Residential Zoning District. The two new lots would both be corner lots and both proposed lots were granted lot width variances by the Board of Zoning Appeals and with those variances the lots conform to minimum zoning requirements in an R1-75 Zoning District. The applicant has provided a letter from the Pine Lakes Residential Community agreeing to the reduction of the access easement and accepting the two additional lots into the association, approval is recommended. From the Engineering Department, it is in approvable form.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, no report.

Mr. McDonald – Thank you, Captain Green.

Captain Green – From the Fire Department, no report.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, you will first need to waive our previously imposed condition prohibiting the development of the subject property until the owner acquires the property to the north. They are taking all of their improvements to the north property line so it won't preclude them or whomever else from developing that in the future. They have signed the posting ordinance

and have done everything we required them to do. We received a letter from Pine Lakes for the payment of a \$1,600.00 recreation fee and the HOA has agreed to their revised easement. You are in a position to act on this, you will need to act on Item A first and if approved you can act on Item B. If Item A and B are both approved, they will need to get on City Council's agenda for approval of the subdivision.

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 Waiver of previously imposed condition prohibiting the development of the subject property until the owner acquires the property to the north, PPN. 398-07-062, zoned R1-75

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called	All Ayes	APPROVED
-------------	----------	----------

Mr. Polo – Mr. Chairman, I move to give favorable consideration for Subdivision Plan for Phase 2 of Pine Lakes Crossing, to be located on Pin Oak Drive, PPN 398-07-062, zoned R1-75

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called	All Ayes	APPROVED
-------------	----------	----------

5) T-MOBILE, Kristen Swenson, Agent

Site Plan approval for the co-location of antennas on the existing tower and related equipment for the existing cellular facility for T-Mobile, located at 21281 Royaltan Road, PPN 393-05-006, zoned GI – General Industrial

Mr. McDonald – Item number five on the agenda is for T-Mobile. If the applicant can step forward and give us your name and address for the record.

Jenny Chapman – 49030 Pontiac Trail, Wixom Michigan 48393

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

Mrs. Daley - From the City Planner, the tower compound and access drive all exist. There are no changes proposed to the size of the compound. All new equipment is being placed on the existing tower or within the existing compound; therefore, there are no zoning setback issues associated with this request and approval is recommended. From the Engineering Department, it is in approvable form.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, there are no objections and approval is recommended.

Mr. McDonald – Thank you, Captain Green.

Captain Green – From the Fire Department, no report.

Mr. McDonald – Thank you, Mr. Kolick.

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

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 co-location of antennas on the existing tower and related equipment for the existing cellular facility for T-Mobile, located at 21281 Royalton Road, PPN 393-05-006, zoned GI – General Industrial

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

3/13/25
Approved