

## **STRONGSVILLE PLANNING COMMISSION**

### **MINUTES OF MEETING**

**May 15, 2025**

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, May 15, 2025 at 5:50 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Michael Polo, Kim Veris, Terry Toth, Michael Kalinich Jr.; and Mayor Thomas Perciak; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; Building Commissioner, Ted Hurst; and Captain Andrew Green, Fire Department

The following was discussed:

**PEARL REAL ESTATE HOLDINGS LLC:** Mrs. Daley stated this request is for a lot split and is located on Pearl Road. The property currently has the Learning Experience on it, which is located behind Freddy's. They would like to split the front piece of the parcel so they can sell the vacant portion. There is a slight jog in the lot line, we had them do that so that they can keep their sign for the Learning Experience on the same parcel as the existing day care. There are no issues with the new Parcel "C". From the City Planner, it does meet all the zoning requirements. From the Engineering Department, it is in approvable form. We spoke with the owners and there will not be any new curb cuts; however, there will need to be access easements for the driveway for this parcel. Mr. Hurst stated from the Building Department, we have no report. Captain Green stated from the Fire Department, we have no report. Mr. Kolick, you are in a position to act on it; however, it should be subject to the Engineering Department's report and the easement for the ingress/egress of the driveway, as approved by the Law Department.

**ORDINANCE 2025-053:** Mr. Kolick stated this is the parcel behind the office building in The Goddard School, off of Falling Water Road. We received an ordinance from City Council to rezone it to Motorist Service because they want to build a hotel on this site. The problem is to grant the ordinance in its current form would permit any of the allowable uses in the Motor Service Zoning District, which could include service stations, indoor tennis courts and anything. I do not think from an administrative stand point that is what we are looking for and the applicant understands that, so they gave us a declaration of covenants and restrictions to restrict that property to a hotel. We need to watch what kind of hotel that we get here because we do not want to get another one like we had on the north end. They have agreed to limit it to a three-star rated hotel and they agreed to prohibit any of the other uses in the Motorist Service Zoning District, such as service stations, any other motels and lodging facilities, drive-in restaurants, automotive service centers, indoor tennis facilities, fueling stations and recreation automotive sales. You

have three choices, you can adopt the ordinance as is, but it would be with all of the prohibitions that I have stated. You have to act on the ordinance as is because that is what we received from Council. If you deny that, you can also recommend the ordinance with the restrictions that I just read off and you could act either way by granting it or by denying the second grouping as well. This would at least give us some protections from that and the parcel has been sitting vacant there a long time and that is where we are at. Mayor Perciak stated I met with the applicant and he is very willing to comply with what our Law Department has recommended. I do agree with our Law Department; the parcel has sat there a long time. This goes back to the time that the Druzilla Family owned the building there and what we went through to get that built. This is probably one of the better fits that we could have there, but of course at the end of the day it will be referred to City Council and they will make the final decision. However, I have received several phone calls from the businesses in that area, Trivs specifically, asking that this be approved and some of the other restaurants and businesses upfront because they think it will be good for their retail stores. What our Law Department is recommending with the Engineering, Fire and Building Department, I do not see any issues and we have all of this experience here. Mr. McDonald stated I talked to the City Planner this morning regarding this and he felt that this is a good use of the parcel based on what they want to do with these restrictions that Dan has. Unlike a traditional agenda item where we can just modify it on the floor making it subject to these other provisions, we will have to read it as is and say no to it regardless. I will read it again with the provisions that Dan has for the deed restrictions and we can vote on that too. Do you have any questions?

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  
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. Spring 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 April 24, 2025.  
If there are no additions or corrections they will stand approved as submitted.

**NEW APPLICATION:**

**1) PEARL REAL ESTATE HOLDINGS LLC(OWNER)/KS Associates, Agent**

Parcel Split of PPN 392-28-010, property located at 12326 Pearl Rd,  
PPN. 392-28-010, zoned GB – General Business

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

**Mickey Mann, 5050 Detroit Road, Sheffield Village, Ohio**

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

Mrs. Daley – From the City Planner, both parcels will conform with the minimum lot area and lot width requirements for lots in General Business Districts and approval is recommended. From the Engineering Department, the plans are in approvable form, subject to an access easement being granted to Parcel “C” to utilize the existing drive.

Mr. McDonald – Thank you, Mr. Hurst.

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

Mr. McDonald – Thank you, Captain Green.

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

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, you are in a position to act on this; however, it should be made subject to the Engineering Department’s report and receipt of an easement, to be approved by the Law Department.

Mr. McDonald – Mickey, are there any immediate plans for development of this parcel?

Mr. Mann - We do not have plans yet, no Sir.

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 Parcel Split of PPN 392-28-010, property located at 12326 Pearl Rd, PPN. 392-28-010, zoned GB – General Business, Subject to the Engineering Department's report and easement approval by the Law Department

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**REFERRAL FROM COUNCIL:**

**2) ORDINANCE 2025-053**

An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Vacant Real Estate located at 13570 Falling Water Road (PPN 396-14-015) in the City of Strongsville, From SC (Shopping Center) Classification to MS (Motorist Service) Classification

Mr. McDonald – Under referrals from Council, Ordinance Number 2025-053, Mr. Kolick.

Mr. Kolick – From the Law Department, this is an ordinance where they have requested rezoning from SC Shopping Center to MS Motorist Service. Doing so would allow all uses in Motorist Service, which would include service stations, eating and drinking establishments, automotive centers and a number of other uses. The applicant understands given the location that those uses may be too broad. They have suggested that they would encumber this property with declaration of covenants and easements, I received an initial draft of a document, which is pretty much in reasonable form, they will have to refine it a little. It limits it to a three-star rated hotel and excludes all of the other uses within a Business District. The three-star hotel can include food service, if they put

a restaurant or something in there, other than that, no and the covenant would bind the property. We have to first act on the ordinance as is, because that is the way that Council referred it, then you also have the right to make recommendations to Council. We can then act on the ordinance as is with these additional covenants and restrictions as I noted.

Mr. McDonald – Is there any discussion? This property has sat vacant for quite a while, so obviously it is a challenging piece to find a good home to put on this parcel and I think that this is a very good fit for what they are trying to do. Secondly, being from Chicago and having family come to visit, it is a little bit embarrassing to tell them the only hotel that we have in town is a Best Western so, they stay, eat and shop in Middleburg Heights. That is all business that we are not getting here in Strongsville. I just think that this is a good idea. Any other questions or discussion? Ordinance No. 2025-053. An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Vacant Real Estate located at 13570 Falling Water Road (PPN 396-14-015) in the City of Strongsville, From SC (Shopping Center) Classification to MS (Motorist Service) Classification

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo - Mr. Chairman, I move to give favorable consideration for Ordinance No. 2025-053.

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Nays

DENIED

Mr. McDonald – An Ordinance Amending the Zoning Map of the City of Strongsville Adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Vacant Real Estate located at 13570 Falling Water Road (PPN 396-14-015) in the City of Strongsville, From SC (Shopping Center) Classification to MS (Motorist Service) Classification, Subject to Covenants and Restrictions Requiring A Minimum Three (3) Star Hotel and Related Uses, Prohibiting All Other Uses Within the (MS) Motorist Service District, In a Form to be Approved by the Law Department Binding on the Property and on All Successor Users As Well

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo - Mr. Chairman, I move to give favorable consideration for Ordinance No. 2025-053, with the covenants and restrictions specified by the Law Department.

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald -You are all set, seeing no other business to come before this Commission, we are adjourned.

*Gregory McDonald /s/*  
Gregory McDonald, Chairman

*Mitzi Anderson /s/*  
Mitzi Anderson, Recording Secretary

5/29/25  
Approved