

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

July 10, 2025

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

The following was discussed:

CAMDEN WOODS, LLC: Mrs. Daley stated this request is for Camden Woods Retail, to be located on the southeast corner of Prospect and Royalton Road. They are proposing a free-standing restaurant in one building and the other building will be split between a coffee shop and another retail use. They will connect their parking with the residential parking behind them, which was previously approved. There will be one curb cut onto Royalton Road that is moved far away from the intersection and one on Prospect Road. They do require conditional use permits for these uses, which are outlined in Items A-C. The City Planner had no issues with the request; since, variances were granted by the BZA. From the Engineering Department, this is in approvable form. Mr. Hurst stated from the Building Department, we have no problem with the conditional use permits. Captain Green stated from the Fire Department, we have no problem with the conditional use permits. For the site plan approval, they are adding a private hydrant on the property; Building A is for the use of the restaurant; which will be fully sprinklered. Building B will be the coffee shop, which is a Mercantile (M), mixed use and will be non-sprinklered. The building that will be fully sprinklered will have a fire alarm system and there will be a knox box for the Fire Department to access. Mr. Kolick stated from the Law Department, the necessary variances were granted by the BZA for the property. There are concerns regarding a couple of areas, one concern is that the outdoor eating area is protected on both sides by either the fencing they are installing or installing bollards to protect it. We would like to ensure that there will not be any loud noise or music, normally there would be a masonry wall between the residential and commercial area; however, they can not do it because of the topography and also the drainage flow will not allow it. This should be subject to the filing of the easement, which I have approved as a mutual easement to go back and forth from the parking lot from the apartment to the commercial project. Also, it should be subject to the Fire Department's report from tonight.

ZEST PASTRY & COFFEE: Mrs. Daley stated this is for an existing building on the northwest corner of West 130th Street and Albion Road. They are requesting site plan approval for a walk-in cooler/freezer addition on the north side of the building. They are also requesting a fence around their dumpster enclosure. The City Planner had no objections. From the Engineering Department, this is in approvable form. Mr. Hurst stated the Building Department has no issue with the walk-in cooler, it will be accessed from inside the building so there will not be any doors on the outside. Captain Green stated from the Fire Department, the position of the walk-in cooler/freezer will not affect any existing paths of egress. They will be adding a commercial hood to the structure and are working with the Building Department. The proposed occupancy will be Mercantile (M) and there is no proposed seating. Mr. Kolick from the Law Department, any approval should be made subject to the enclosure of the dumpster and Fire Department's report from this evening. There will be no on-premise consumption; therefore, they are permitted in a Local Business District.

KRAFT MOBILE SYSTEMS: Mrs. Daley stated they would like to connect the two buildings that are located on Foltz Parkway in our Industrial Parkway. They require more space and would like to connect the two buildings with a vestibule and do some work out front to make it ADA compliant. The City Planner had no issues and from the Engineering Department, it is in approvable form. Mr. Hurst stated from the Building Department, we will ensure that the connector is Code compliant with the Fire and Building Code and the exterior work for the ramp, we have no objections. Captain Green stated from the Fire Department, fire suppression will be provided in the corridor and the fire alarm only if mandated by Code. There will be a fire door exit from the corridor and an egress door will be provided on the west side of the wall corridor and both building alarm systems will remain separate. Mr. Kolick stated we have been working with this property owner who wanted to expand their business and I am glad they found a way to do this by expanding the business to the north. Approval should be made subject to the Fire Department's report and the filing of a mutual easement, which I have already approved.

AT & T MOBILITY: Mrs. Daley stated this is for the removal and replacement of existing equipment on the monopole tower located on Royalton Road at the Best Western site. The City Planner had no issues. From the Engineer Department, it is in approvable form. Mr. Hurst stated from the Building Department, the stamped engineered drawings have been provided and they are replacing antennas and ground equipment within the structure; therefore, there are no major changes and the Building Department has no objections. Captain Green stated from the Fire Department, we have no objections. Mr. Kolick stated from the Law Department, if this is approved it must go to City Council for final approval because it is located on City owned property and is zoned Public Facility. I believe this is on the Special City Council agenda for Monday, July 14, 2025.

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
Captain Green, Fire Department
Mrs. Anderson, Recording Secretary

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of June 12, 2025.
If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

- 1) **CAMDEN WOODS, LLC (OWNER) Adam Comer, Agent**
 - a) Conditional Use Permit pursuant to Codified Ordinance Section 1258.02(a)(2)(A)(5) and 1242.07 to allow Camden Woods, LLC to operate a sit-down restaurant for property located at Royalton Road and Prospect Road, PPN 393-15-031, zoned Local Business
 - b) Conditional Use Permit pursuant to Codified Ordinance Section 1258.02(a)(2)(A)(5) and 1242.07 to allow Camden Wood, LLC to operate a coffee shop for property located at Royalton Road and Prospect Road, PPN 393-15-031, zoned Local Business

- c) Conditional Use Permit pursuant to Codified Ordinance Sections 1258.02(a)(6) and 1242.07 to allow Camden Woods, LLC to utilize an outdoor eating area for property located at Royalton Road and Prospect Road, PPN 393-15-031, zoned Local Business

- d) Site Plan approval for a 7,500 SF Commercial/Retail Development to be located at Royalton and Prospect Road, PPN 393-15-031, zoned Local Business
**ARB Favorable Recommendation 5-13-25*

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

Michael Catanzarite, 13330 Webster Road, Strongsville, Ohio

Mr. Catanzarite - The first phase of the project was for the Camden Woods rental area. In the rental area there are 83 units, which 78 units are currently leased. The Camden Woods retail area on the corner is a total of approximately 7,500 SF between two buildings.

Mr. McDonald – Is there anyone else wishing to speak in favor of the project? Is there anyone wishing to speak against this project? Seeing and hearing none we will consider the public hearing closed. We will now go to our Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, the applicant did receive the necessary variances from the Board of Zoning Appeals. They received variances to permit one of the two food service operations to be free-standing, a shared parking arrangement and building/parking setbacks. With the approved variances the proposed site plan is compliant with the Zoning Code and the Architectural Review Board recommended approval. From the Engineering Department, the plans are in approvable form.

Mr. McDonald– Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department, we recommend approval for the conditional use permits and site plan approval.

Mr. McDonald– Thank you, Captain Green.

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATIONS

2) ZEST PASTRY & COFFEE (OWNER), Susan Moore, Agent

Site Plan approval for the addition of a cooler/freezer for
Zest Pastry & Coffee, property located at 10252 West 130th Street
PPN 398-12-019, zoned LB – Local Business
**ARB Favorable Recommendation 6-10-25*

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

Susan Moore, 6060 Rockside Woods Blvd. North, Suite 100, Independence, Ohio

Nicolette Zahniser, 13772 Webster Road, Strongsville, Ohio

Ms. Zahniser – We would like to open a craft made bakery and coffee shop at the location on West 130th Street. This will hopefully add something new to Strongsville. We will have a large pastry kitchen, which takes up a significant portion of the building.

Mr. McDonald – If you receive approval tonight, when are you looking to open?

Ms. Zahniser – We are hoping to open by the end of this year.

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

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, there are no setback or other zoning issues associated with this request. The proposal was favorably recommended by the Architectural Review Board and site plan approval is recommended. From the Engineering Department, the plans are in approvable form.

Mr. McDonald– Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department, the drawings have been submitted and are currently in review for the renovation. The hood drawings were just submitted and the walk-in cooler/freezer drawings will be submitted after this.

Mr. McDonald– Thank you, Captain Green.

Captain Green – Thank you, Mr. Chairman. From the Fire Department, the walk-in cooler/freezer placement will not affect any existing paths of egress. As Mr. Hurst stated the hood drawing plans have been submitted and the proposed occupancy use is Mercantile (M) and there is no proposed seating.

Mr. McDonald– Thank you, Mr. Kolick.

Mr. Kolick– Thank you, Mr. Chairman. This should be made subject to the enclosure of the dumpster and Fire Department’s report from this evening.

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 addition of a cooler/freezer for Zest Pastry & Coffee, property located at 10252 West 130th Street PPN 398-12-019, zoned LB – Local Business, subject to the enclosure of the dumpster and the Fire Department’s report

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

3) **KRAFT MOBILE SYSTEMS, DSC Architects, Agent**

Site Plan approval for the construction of a new accessible entrance vestibule and a building connector for Kraft Mobile Systems, property located at 14210 & 14300 Foltz Industrial Parkway, PPN 393-01-001 and 393-01-012, zoned GI – General Industrial
**ARB Favorable Recommendation 6-24-25*

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

Jeff Certo, 401 Front Street, Berea, Ohio

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

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, the small addition to the front of the building required a front setback variance, which was approved by the BZA in May 2025. The building connector required two (2) building setback variances from the common side lot line, both of which were also granted by the BZA in May 2025 and approval is recommended. From the Engineering Department, the plans are in approvable form.

Mr. McDonald– Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department, the connector will be Code compliant with fire and sprinklers. The ADA ramp will be compliant with ADA regulations.

Mr. McDonald– Thank you, Captain Green.

Captain Green – Thank you, Mr. Chairman. From the Fire Department, the fire suppression will be provided in the corridor and the fire alarm will be provided if mandated by Code. There will be a fire rated door at the south end of the corridor separating it from the south building so that the corridor is technically part of the north building. Regarding emergency exits, it will affect one exterior door of the north building, but a new door will provide egress into the corridor. The proposed corridor will have an emergency egress door and both buildings alarm systems/suppression systems will remain separate.

Mr. McDonald– Thank you, Mr. Kolick.

Mr. Kolick– Thank you, Mr. Chairman. If approved, this should be made subject to the mutual easement, which I have approved and will file with the County.

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 new accessible entrance vestibule and a building connector for Kraft Mobile Systems, property located at 14210 & 14300 Foltz Industrial Parkway, PPN 393-01-001 and 393-01-012, zoned GI – General Industrial, subject to the mutually approved easement and the Fire Department's report

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

4) **AT & T MOBILITY, Pyramid Network Services, Agent**

Site Plan approval for the co-location of antennas on the existing tower and related equipment for the existing cellular facility for AT & T Mobility, located at 15639 Royalton Road, PPN 399-02-005, zoned PF – Public Facilities

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

Rick Hartman, 1496 West 196st Street, Fairview Park, Ohio

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

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, since everything is taking place on the existing tower, there are no zoning setback issues associated with this request. There will be no visual impacts as the tower and antennas will look virtually the same after installation of the proposed replacement equipment and approval is recommended. From the Engineering Department, the plans are in approvable form.

Mr. McDonald– Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department, with the replacement of the antennas and ground equipment, we recommend approval.

Mr. McDonald– Thank you, Captain Green.

Captain Green – Thank you, Mr. Chairman. From the Fire Department, we have no report.

Mr. McDonald– Thank you, Mr. Kolick.

Mr. Kolick– Thank you, Mr. Chairman. If approved, this will need to go to City Council because it is on City owned property and is in a Public Facility Zoning District. I believe this will proceed to the City Council Special meeting on July 14, 2025.

Mr. McDonald – Rick, for the replacement of antennas and equipment, do you typically have to go in front of Planning Commission for approval?

Mr. Hartman – Typically not, but there are some.

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 AT & T Mobility, located at 15639 Royalton Road, PPN 399-02-005, zoned PF – Public Facilities

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

8-14-25
Approved