

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

June 12, 2025

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on *Thursday, June 12, 2025 at 5:50 p.m.*

Present: Planning Commission Members: Chairman; Gregory McDonald, Vice Chairman; Michael Polo, Kim Veris, Terry Toth and Michael Kalinich Jr.; Mayor Thomas Perciak; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; Assistant Building Commissioner; Steve Molnar

The following was discussed:

PLAY. LOVE. LEARN, LLC: Mrs. Daley stated this request was before the Planning Commission approximately a month ago. They are proposing an outside play area, which is required by State Law. This request was previously denied, since then they have revised their plan and they will now utilize the area directly behind their unit. They have included a site plan with speed bumps, some additional cautionary signage, gates will be installed when the children are crossing the street and the area will be delineated with a chain link fence. The City Planner was okay with the revisions and the Architectural Review Board made a recommendation for the inclusion of plant material to screen the view of the fence from Pearl Road. The City Planner recommends approval of the revised plan. From the Engineering Department, with the revised site plan showing the extra safety measures, we are good with it as well. Mr. Molnar stated from the Building Department, there is no report. Mrs. Anderson stated from the Fire Department, they are not opposed to the new submitted site plan with the added safety measures for the enclosed play area and crosswalk. The speed bumps, barricades, and signage must all be in place prior to operating. Mr. Kolick stated from the Law Department, as a local business we attempted to work with them administratively, so that they could keep their spot. The area will be located behind the building, which will avoid them from walking past the dumpsters and electrical boxes. They will have two folding gates that will go from the building to the play area, there will also be speed bumps and signage and we feel that this will be adequate for the safety of the kids. The gates will only be operational from the time period in which they are walking the kids across and then they will be folded back up so that it is open the rest of the time. If the Commission approves the request, it should be subject to the screening facing the road, to be approved by the Building Department. Also, contingent on installing and maintaining all of the safety features, as noted in the application and administrative reports.

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
Mrs. Daley, Assistant City Engineer
Mr. Molnar, Assistant Building Comm.
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 June 12, 2025.
If there are no additions or corrections they will stand as submitted.

NEW APPLICATION

1) PLAY, LOVE, LEARN LLC/Stephanie Koch and Kinsley Funari, Agent

Site Plan approval for the installation of a chain link fence to enclose an 896 SF outdoor enrichment area for Play, Love, Learn, property located at 14383 Pearl Road , PPN 396-18-015, zoned GB - General Business

Planning Commission Previously Denied Request 3 -13- 25

**ARB Favorable Recommendation 6-10-25*

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

Kinsley Funari, 14383 Pearl Road, Strongsville, Ohio

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

Mr. Kolick – At the request of the Mayor we wanted to work with the local business so we got together to help them find a way through their solution that was safe for the children and the community. They changed the location to immediately behind the building and that removed the problem of being up against the residents and also the problem of walking behind the dumpsters, electric boxes and it puts them immediately behind the back door. There will be two moveable fences that will come in and out when they are walking the children across to ensure that cars will know that they are there. They also have speed bumps, signage and there is a recommendation from the Architectural Review Board that they install plant screening facing the roadway and that should be finalized through the Building Department. This should be contingent on installing and maintaining all the safety features listed in the application and administrative reports tonight.

Mr. McDonald – Thank you. Are there any questions from the Members?

Mr. Kalinich – Is there a provision to provide shade for the children?

Ms. Funari - Yes, we are licensed by The State of Ohio and they do require us to have a shaded area. In their requirements we are allowed to do that in the form of umbrellas that can be located on the picnic tables or can be clipped on the top of the chain link fence. We are looking to install whichever ones we think we can fit in the space. We will definitely locate half of the play area in the shade.

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 a chain link fence to enclose an 896 SF outdoor enrichment area for Play, Love, Learn, property located at 14383 Pearl Road, PPN 396-18-015, zoned GB - General Business, subject to the approval of the Building Department on screening materials and contingent to compliance with the safety features as outlined in the administrative reports.

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

7/10/25
Approved