STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 22, 2026

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, October 22, 2026 at 5:50 p.m.***

Present: Planning Commission Members: Chairman; Gregory McDonald, Vice Chairman; Michael Polo, Kim Veris, Terry Toth and Michael Kalinich Jr.; City Council Representative, Anthony Zacharyasz, Jr. Administration: Assistant Law Director, Daniel Kolick; Building Commissioner; Ted Hurst; Assistant City Engineer, Lori Daley

The following was discussed at the Caucus:

VILLAS AT MARKS LANDING: Mrs. Daley stated this is a lot consolidation for Pride One, Villas at Marks Landing. They have acquired the parcel to the south of where we approved them for Phase 1, their Villas, they are going to consolidate that, so that will be used for Phase 2, which, right now has an additional 26 units so that takes the total up to the 113 that is on the agenda, so that's Phase 1 and Phase 2. It meets all of the zoning requirements, its RT-C, so there are no issues from the City Planner and from Engineering it's an approvable form. Mr. Hurst stated from the Building Department we have no report.

Mr. McDonald – Thank you. Dan?

Mr. Kolick – Ready to go.

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 Jr.
Mr. Zacharyasz Jr.

Also Present:

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

MOTION TO EXCUSE:

Mr. Polo – I move to excuse Mayor Perciak 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 September 10, 2026. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

1) **VILLAS AT MARKS LANDING/Pride One, Loudan Klein, Agent**

   Parcel Consolidation of PPN's 394-07-007 and 394-07-002 for the development of 113 townhome cluster units for the Villas at Marks Landing, property located at Marks Road, PPN's 394-07-007 and 394-07-002, zoned RT-C – Townhouse Cluster

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

Loudan Klein, Pride One Construction, 2211 Medina Road, Medina, OH 44256

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

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, the proposal is to consolidate Permanent Parcel Numbers 394-07-002 and 394-07-007 into a single parcel for the purpose of townhouse development. Both parcels are zoned RT-C, there are no zoning issues associated with the request and approval is recommended. From Engineering the plat is in approvable form.

Mr. McDonald – Thank you. Mr. Hurst.

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

Mr. McDonald – Thank you. Mr. Kolick.

Mr. Kolick – You are in a position to act on it.

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

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – Mr. Chairman**,** I move to give favorable consideration for Parcel Consolidation of PPN's 394-07-007 and 394-07-002 for the development of 113 townhome cluster units for the Villas at Marks Landing, property located at Marks Road, PPN's 394-07-007 and 394-07-002, zoned RT-C – Townhouse Cluster

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. McDonald – Alright, Loudan you are all set.

Mr. McDonald – Is there any other business to come before this Commission this evening? Seeing none, we are adjourned.

Michael Polo /s/
Michael Polo, Vice Chairman

Kristi Onofre /s/
Kristi Onofre, Recording Secretary

November 5, 2026
Approved