

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 23, 2026

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, April 23, 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

The following was discussed at the Caucus:

CQ Printing Bldg., LLC - The Social Cup Coffeehouse & Collective, LLC: Mr.

Hurst stated this is a request is for a conditional use permit for a coffee shop located in a General Business District. The Building Department has no objections. The City Planner has no objection. The Engineering Department has no report, no objection and the Fire Department has no report and no objection. Mr. Kolick stated you are in a position to act on this after the Public Hearing tonight.

Ordinance No. 2026-037: Mr. Kolick stated this is in residential district with some ambiguity in the code about how far out you could cantilever an overhang over accessory structures so this makes it clear it is only up to two feet. So, it clears up some ambiguities in the code. Looking for a recommendation on this. Mr. Toth asked what prompted that? Mr. Kolick advised we are afraid of someone coming in with a 20' or 40' cantilever overhang and say this is my overhang on my shed or accessory structure. These laws usually get before us because someone is abusing the whole theory behind it – who would ever think you would put an overhang like that on but it happens.

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.
Mayor Perciak

Also Present:

Mr. Kolick , Asst. Law Director
Mr. Hurst, Building Commissioner
Ms. Onofre, Recording Secretary

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of April 9, 2026.
If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

1) CQ PRINTING BLDG LLC (OWNER), Christina Kaiser, Agent

Conditional Use Permit pursuant to Codified Ordinance Section 1258.03 (a)(3)(A)(6) and 1242.07 to allow The Social Cup Coffeehouse & Collective to operate a 1,900 SF coffee shop for property located at 12927 Pearl Road, PPN 396-08-003, zoned - GB General Business

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

Christina Kaiser, 12927 Pearl Road, Strongsville, OH 44136

Mr. McDonald – Please give us a description of your project.

Ms. Kaiser – Just a coffee shop with light fare, coffee and drinks.

Mr. McDonald – Great. Is this your first venture into owning a coffee shop?

Ms. Kaiser – Yes.

Mr. McDonald – What is promoting you to do this?

Ms. Kaiser – My family.

Mr. McDonald – Ok. They want you out of the house?

Ms. Kaiser – No, I like a community-based place for people to gather. I take in foster kiddos currently and so that's one thing that we have found is just gathering people and that's what I would like this space to be.

Mr. McDonald – Cool. Best of luck. Let's get to the rest of this. Does anybody else want to speak in favor? Does anybody want to speak against?

Mr. Toth – Quick question - is it where Lemonberry used to be?

Ms. Kaiser – Yes.

Mr. Toth – Ok. Gotcha

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, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. The request is for a conditional use permit for a coffee shop located in a General Business district. The Building Department has no objections. The City Planner has no objection. The Engineering Department has no report, no objection and the Fire Department has no report and no objection,

Mr. McDonald– Thank you, Mr. Kolick.

Mr. Kolick– Thank you, Mr. Chairman. 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. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

2) ORDINANCE NO. 2026-037

An Ordinance Amending Section 1252.16 Projections into Yards of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville Concerning Accessory Buildings and Unenclosed Structure Overhangs in Residential Districts, and Declaring an Emergency

Mr. McDonald – Under referrals from Council, Mr. Kolick.

Mr. Kolick – From the Law Department, this is an amendment to the code to provide for accessory structures that there can only be an overhang of two feet and looking for feedback from Planning Commission to council.

Mr. McDonald – Any questions from the Members?

Mr., McDonald – Ordinance No. 2026-037. An Ordinance Amending Section 1252.16 Projections into Yards of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville Concerning Accessory Buildings and Unenclosed Structure Overhangs in Residential Districts, and Declaring an Emergency

Mr. Polo – Mr. Chairman

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to give favorable recommendation for Ordinance No. 2026-037.

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

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

Gregory McDonald /s/
Gregory McDonald, Chairman

Kristi Onofre /s/
Kristi Onofre, Recording Secretary

5/14/26
Approved