

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

April 9, 2026

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, April 9, 2026 at 5:50 p.m.***

Present: Planning Commission Members: Chairman; Gregory McDonald, Kim Veris, Terry Toth, Michael Kalinich Jr.; City Council Representative Anthony Zacharyasz Jr. and Mayor Perciak; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; Fire Department, Captain Andrew Green

The following was discussed at the Caucus:

SPM ACQUISITION LLC: Mrs. Daley stated this request is for a lot split. They are requesting to split the parcel to develop a hotel. The parcel is located near the retention pond that separates the Mall from the Brew Garden. The Board of Zoning Appeals granted frontage and parking setback variances. The City Planner has no problem with the parcel split. From the Engineering Department, it is in approvable form. Mr. Hurst stated from the Building Department we have no objection and no report. Captain Green stated from the Fire Department we have no objection and no report. Mr. Kolick stated from the Law Department, variances were granted by the Board of Zoning Appeals and you are in a position to act on this.

ORDINANCE NO. 2026-027: Mr. Kolick stated from the Law Department, this ordinance is a complete rewrite of the Board of Zoning Appeals. There have been no major changes to that section of the ordinance since 1978. The ordinance will conform with the changes to the Charter and the new ordinance gives the Board of Zoning Appeals authorities that they did not have before, regarding the granting of variances. The request for the changes originated from the Board of Zoning Appeals Members. Mr. McDonald stated this is housekeeping and helps to define how the Board of Zoning Appeals operates. Mayor Perciak stated these changes also reflect a peer group analysis on how the surrounding cities operate.

ORDINANCE NO. 2026-028: Mr. Kolick stated this request is to rezone a parcel located on Marks Road. Pride One will extend their development into this parcel if the rezoning is approved. The parcel is currently zoned General Industrial, but the road is unable to take any industrial or truck traffic and it has no sewers or water. This is a natural

progression from what we approved before. Mr. McDonald stated I am generally against the rezoning of a General Industrial area because it pays the bills in this town. As we discuss the elimination of property taxes, if we did not have our General Industrial zones we would not have the tax base that we have, residential land adds to our cost and industrial land does not. However, given the circumstance that we just saw a few months ago on Marks Road and from a traffic standpoint, this is adjacent to the property that we already agreed was a good idea. I am good with it but in general I do not believe this is a good idea. Mayor Perciak stated half of the road is in Lorain County and the other half is in Cuyahoga County. Whether we like it or not this is probably the highest use for what is located there because of the issues that are involved. It is difficult to get two municipalities to agree let alone two counties. Mr. McDonald stated I will support this because of the circumstances of this specific project.

The meeting was called to order at 6:00 PM by the Chairman, Mr. McDonald.

Roll Call:

Members Present:

Mr. McDonald
Mr. Veris
Mr. Toth
Mr. Kalinich Jr.
Mr. Zacharyasz Jr.
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
Ms. Onofre, Recording Secretary

MOTION TO EXCUSE

Mr. Veris – Mr. Chairman.

Mr. McDonald – Mr. Veris.

Mr. Veris – I move to excuse Mr. Polo for just cause.

Mr. Toth – 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 March 26, 2026.
If there are no additions or corrections they will stand as submitted.

NEW APPLICATION:

1) SPM ACQUISITION LLC,(OWNER) John P. Slagter, Agent

Parcel Split of PPN 396-22-001 for proposed Hotel, property located at SouthPark Mall, PPN 396-22-001, zoned SC – Shopping Center
** BZA Approval for Frontage and Parking Setback Variances 3-25-26*

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

John Slagter, 950 Main Avenue, Cleveland, Ohio 44113

Mr. Slagter – I am legal council for SPM Acquisition LLC, which is the owner of a majority of the Mall property. We are requesting a lot split of 1.7 acres of property, the area is currently covered by the Mall parking lot and is near the old Dick's, Dillard's, retention basin and south of Planet Fitness. We are not proposing the hotel itself tonight, but it will be a great use and we are excited and supportive of it. As you are aware, we went through a zoning amendment process to allow hotels within the Shopping Center District. The developer of this project knows the community very well and we think will be responsible with the development. Variances were granted for this for frontage and setback requirements from the Board of Zoning Appeals. There are reciprocal easement agreements and one of the conditions of the variance is that those will remain in place to give us access to the public roadway and the parking setback variances are because there are no lot lines. This will be incorporated into the entire parking field for the Mall and there are reciprocal easements as it relates to shared parking, as it relates to all the tenants of the Mall. We are here for the lot split and it will help this project move forward, if you have any questions I am here to answer them. Thank you for your consideration this evening.

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

Mrs. Daley – From the City Planner, with the variances granted by the Board of Zoning Appeals for the frontage and parking setbacks, both proposed parcels will comply with the minimum lot requirements in the Shopping Center zoning district and approval is recommended. From the Engineering Department, the plans are in approvable form.

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.

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

Mr. Veris – Mr. Chairman.

Mr. McDonald – Mr. Veris.

Mr. Veris - Mr. Chairman, I move to give favorable consideration for a parcel split of PPN 396-22-001 for proposed Hotel, property located at SouthPark Mall, PPN 396-22-001, zoned SC – Shopping Center

Mr. Toth – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

2) ORDINANCE 2026-027

An Ordinance Repealing Existing Chapter 1248 Board of Zoning Appeals in its Entirety and Enacting a New Chapter 1248 Board of Zoning Appeals of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, and Declaring an Emergency

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

Mr. Kolick – From the Law Department, this ordinance was initiated by the Board of Zoning Appeals to bring the Code up to date. There have not been any major changes to this section since 1978, it also clears up small ambiguities, gives the Board of Zoning

Appeals additional authority to grant variances, and brings us into conformity with the Charter and other surrounding municipalities. We are looking for a recommendation to City Council.

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

Mr. McDonald – Ordinance No. 2026-027. An Ordinance Repealing Existing Chapter 1248 Board of Zoning Appeals in its Entirety and Enacting a New Chapter 1248 Board OF Zoning Appeals of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, and Declaring an Emergency

Mr. Veris – Mr. Chairman.

Mr. McDonald – Mr. Veris.

Mr. Veris - Mr. Chairman, I move to give favorable consideration for Ordinance No. 2026-027.

Mr. Toth – Second.

Mr. Mc Donald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

3) ORDINANCE 2026-028

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 Property Located at 17963 Marks Road, in the City of Strongsville, from GI-A (General Industrial-A) Classification to RT-C (Townhouse-Cluster) Classification (PPN 394-07-002), and Declaring an Emergency.

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

Mr. Kolick – From the Law Department, this ordinance is to rezone the property from General Industrial to Residential Townhouse-Cluster. This parcel is immediately south of the parcel that the Commission previously rezoned and will be connected together and developed as a whole. We are looking for a recommendation to City Council.

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

Mr. McDonald – Ordinance No. 2026-028. 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 Property Located at 17963 Marks Road, in the City of Strongsville, from GI-A (General Industrial-A) Classification to RT-C (Townhouse-Cluster) Classification (PPN 394-07-002), and Declaring an Emergency.

Mr. Veris – Mr. Chairman.

Mr. McDonald – Mr. Veris.

Mr. Veris - Mr. Chairman, I move to give favorable consideration for Ordinance No. 2026-028.

Mr. Toth – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mrs. Anderson – Kristi Onofre is sitting in on the meeting tonight and will be my replacement and has been with the City for over 13 years. I believe everyone knows that I will be retiring April 30, 2026.

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

4/23/26
Approved