

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

May 14, 2026

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, May 14, 2026 at 5:50 p.m.***

Present: Planning Commission Members: Chairman; Gregory McDonald, Vice Chairman; Michael Polo, Terry Toth and Michael Kalinich Jr.; City Council Representative, Anthony Zacharyasz Jr.; Mayor 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 at the Caucus:

VILLAS AT MARKS LANDING: Mrs. Daley stated this request is for Townhomes on Marks Road, twenty-four buildings with a max of four per building. The club house will be located at the front. Council wanted a fence put up near the railroad tracks. They will be rentals - everything is privately owned, roads and utilities. There is an easement for the sidewalks out of the right of way. We have already received the easements for the sanitary and water from the adjacent property and the easement from the railroad. It conforms to RTC. From the Engineering Department, this is an approvable form. Mr. McDonald asked what it means to be privately owned? Mrs. Daley advised it means the City won't maintain them, it is not our responsibility to plow them, pick-up trash, if they need to do any kind of road maintenance it is up to the owner of the property. Mr. McDonald asked if we have that in any other developments in town? Mrs. Daley said it is very similar to the senior clusters Vitalia on 82. Mr. Hurst stated from the Building Department, we have no report. Captain Green stated from the Fire Department, they will have private hydrants on the private roads – they will be placed according to local ordinance fire hydrants and fire mains. The street width and apparatus turning radius was accounted for in the re-design that was submitted this time and the plans meet the minimum set back and separation distance required by the fire code – we have no objection. Mr. Kolick stated from the Law Department, the four documents that they need to supply, which they have, we just need to file them. One is a sidewalk easement – which we mentioned, two they got an easement from CCL to go underneath and across CCL's property, an easement from CSX railroad to go underneath the railroad tracks to bring the water and sewer in, we just need to make the motion subject to those four conditions. We are in a position to act on it.

STRONGSVILLE CITY SCHOOLS – BALLFIELDS: Mrs. Daley stated this is at the High School on Lunn Road. They are just going to be renovating and upgrading their baseball and softball fields replacing with synthetic turf, upgrade fencing, score board and dugouts.

From the City Planner, there are no issues. From the Engineering Department, this is in approvable form. Mr. Hurst stated from the Building Department, we have no report, no objections. Captain Green stated from the Fire Department, we have no report, no objections. Mr. Kolick stated from the Law Department, there is no additional lighting, they are basically moving a dugout, a sign and putting in artificial turf. There is no affect on any of the residential structures in there and if approved needs to go to City Council because it is zoned Public Facility.

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

Roll Call:

Members Present:

Mr. McDonald
Mr. Polo
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
Ms. Onofre, Recording Secretary

MOTION TO EXCUSE:

Mr. Polo – Mr. Chairman.

Mr. Chairman – Mr. Polo.

Mr. Polo – I move to excuse Mr. Veris 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 April 23, 2026.
If there are no additions or corrections they will stand as submitted.

PUBLIC HEARINGS:

1) VILLAS AT MARKS LANDING, Granger Property Development LLC, Agent

Site plan approval for the construction of 87 cluster units for the Villas at Marks Landing, property located on Marks Road, PPN 394-07-007, zoned R-TC Townhouse Cluster

****Architectural Review Board - Favorable Recommendation 10-7-25***

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

Amanda Dick, 2211 Medina Road, Suite 100, Medina, OH 44256

Mr. McDonald – We will go right to our administrative reports – Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, the proposed development conforms to all of the requirements of the RTC zoning district 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, no report, no objections.

Mr. McDonald – Thank you. Captain Green.

Captain Green – Thank you Mr. Chairman. From the Fire Department, the Villas will have private fire hydrants placed according to local ordinance. The street width and apparatus turning radius has been accounted for in the redesign that was submitted. The plans meet the minimum set backs and separation distance required by the fire code. No objections from the Fire Department.

Mr. McDonald – Thank you. Mr. Kolick.

Mr. Kolick – Mr. Chairman – first for the applicant, are these two or three bedrooms?

Ms. Dick – Mostly two bedrooms and a few three bedrooms.

Mr. Kolick – What is your rental range going to be?

Ms. Dick – They are going to be starting at \$2,300, \$2,400, \$2,500 some of them probably

up to \$3,000 or \$3,200 a month, depending on the unit type and views. Pond Views and the topography off the back of the site is really nice.

Mr. Kolick – What are you looking for construction time?

Ms. Dick – We are hoping to get started this summer – moving dirt – should all of our permits move forward. We are eager. We have been working on this for a long time. We had a lot of moving parts, we are really excited.

Mr. McDonald – You have had to work with the Railroad, we know that's a big deal.

Ms. Dick – Yes. A lot of moving parts to get utilities, but we got it all figured out and we are excited to get moving.

Mayor Perciak – Have you closed on the land yet?

Ms. Dick – No we have not yet. I believe that is part of the easements, we wanted to be able to have the correct entity and not switching them over.

Mayor Perciak – Ok.

Mr. Kolick – Ok Mr. Chairman there are three subject to's that need to be made – One is the affidavit for future sanitary and water mains, which they have already filed, but the other three are the sidewalk easements to the City, we have received these but they need to sign it and we will file it. Same thing with the CSX easement, I have reviewed it, it is in proper form for water and sewers, same thing with CCL easement for water and sewers to take them from Foltz underground.

Mr. McDonald – Are there any other questions?

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 87 cluster units for the Villas at Marks Landing, property located on Marks Road, PPN 394-07-007, zoned R-TC Townhouse Cluster subject to the three easements mentioned in the Law Report for the sidewalk, CSX and CCL.

Mr. Toth – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

NEW APPLICATION:

2) STRONGSVILLE CITY SCHOOLS, GPD Group/Christopher Tolnar, Agent

Site plan approval of renovations to existing baseball and softball fields property located at 20025 Lunn Road, PPN 393-26-003, zoned PF – Public Facilities

**Architectural Review Board - Favorable Recommendation 5-12-26*

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

Chris Tolnar, 100 E Federal Plaza, Suite 200, Youngstown, OH 44503

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

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, various components will be upgraded and improved but the overall site layout remains essentially the same and approval is recommended. From the Engineering Department, the plans are in approval form. Thank you.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – Thank you, Mr. Chairman. From the Building Department, no actual construction work going on, a little bit of renovation in the dugouts and obviously the turf fields and fences so we have no objections.

Mr. McDonald – Thank you, Captain Green.

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

Mr. McDonald– Thank you, Mr. Kolick.

Mr. Kolick– Thank you, Mr. Chairman. From the Law Department, we are in a position to act on it and if approved would need to be forwarded to City Council.

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 of renovations to existing baseball and softball fields property located at 20025 Lunn Road, PPN 393-26-003, zoned PF – Public Facilities

Mr. Toth – 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

5/28/26
Approved