

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

May 28, 2026

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, May 28, 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; Assistant City Engineer, Lori Daley

The following was discussed at the Caucus:

CLUB PILATES: Mrs. Daley stated this request is for a Conditional Use Permit to allow Club Pilates to operate a Pilates studio at 18082 Royalton Road at the Greens of Strongsville. The City Planner had no issues with the zoning. From the Engineering Department, we have no report. Mr. Kolick stated from the Law Department, the Commission is in a position to act on this. Mr. McDonald questioned what we would do if no agent shows up for this – Mr. Kolick stated there is no reason not to act on it, if no one else is here to complain about it.

ORDINANCE 2026-049: Mr. Kolick stated from the Law Department, this ordinance is to grant an easement to Columbia Gas of Ohio, Inc. in order to place their facilities within a utility easement located on Foltz Parkway – for the Foltz Road extension.

ORDINANCE 2026-50: Mr. Kolick stated from the Law Department, this ordinance is to grant an easement to the City of Cleveland for the installation and maintenance of a water main for water circulation purposes only in the City of Strongsville on Foltz Parkway – for the Foltz Road extension.

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
Mrs. Daley, Assistant City Engineer
Ms. Onofre, Recording Secretary

MOTION TO EXCUSE:

Mr. Polo – Mr. Chairman.

Mr. Chairman – Mr. Polo.

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

MOTION TO USE REVISED AGENDA:

Mr. Polo – Mr. Chairman.

Mr. Chairman – Mr. Polo.

Mr. Polo – I move to use the Revised Agenda.

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 May 14, 2026. If there are no additions or corrections they will stand approved as submitted.

PUBLIC HEARINGS:

1) CLUB PILATES, Robert Quintana Architects, Agent

Conditional Use Permit pursuant to Codified Ordinance Sections 1258.03(a)(3)(E) and 1242.07 to permit a 1,839 SF Pilates studio for Club Pilates, property located at 18082 Royalton Road, PPN 396-11-003, zoned GB – General Business

Mr. McDonald – Is there anyone who wants to come forward and talk about this?

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, Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, it is recommended that Planning Commission grant approval for Club Pilates to occupy 1,839 SF of commercial space at 18082 Royalton Road. From the Engineering Department, no report.

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. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo - Mr. Chairman, I move to give favorable consideration for a Conditional Use Permit pursuant to Codified Ordinance Sections 1258.03(a)(3)(E) and 1242.07 to permit a 1,839 SF Pilates studio for Club Pilates, property located at 18082 Royalton Road, PPN 396-11-003, zoned GB – General Business

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

REFERRALS FROM COUNCIL:

2) ORDINANCE 2026-049

An Ordinance authorizing the Mayor to grant an easement to Columbia Gas of Ohio, Inc. in order to place their facilities within a utility easement located on Foltz Parkway, in connection with the Foltz Parkway extension project, and declaring an emergency.

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

Mr. Kolick– Thank you, Mr. Chairman. From the Law Department, this ordinance is to grant an easement to Columbia Gas so they can install a gas line on the Foltz Parkway extension. We are looking for a recommendation to City Council.

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

Mr. McDonald – Ordinance 2026-049. An Ordinance authorizing the Mayor to grant an easement to Columbia Gas of Ohio, Inc. in order to place their facilities within a utility easement located on Foltz Parkway, in connection with the Foltz Parkway extension project, and declaring an emergency.

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo - Mr. Chairman, I move to give favorable recommendation to Ordinance 2026-049 authorizing the Mayor to grant an easement to Columbia Gas of Ohio, Inc. in order to place their facilities within a utility easement located on Foltz Parkway, in connection with the Foltz Parkway extension project, and declaring an emergency.

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

3) ORDINANCE 2026-050

An Ordinance authorizing the Mayor to grant an easement to the City of Cleveland for the installation and maintenance of a water main for water circulation purposes only in the City of Strongsville on Foltz Parkway, in connection with the Foltz Parkway extension project, and declaring an emergency.

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

Mr. Kolick– Thank you, Mr. Chairman. From the Law Department, this ordinance is again for the Foltz Parkway extension to grant an easement to the City of Cleveland Division of Water to connect the water line that will go from the end of the roadway up to Boston Road so it can be looped in. We are looking for a recommendation to City Council.

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

Mr. McDonald – Ordinance 2026-050. An Ordinance authorizing the Mayor to grant an easement to the City of Cleveland for the installation and maintenance of a water main for water circulation purposes only in the City of Strongsville on Foltz Parkway, in connection with the Foltz Parkway extension project, and declaring an emergency.

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – Mr. Chairman, I move to give a favorable recommendation to Ordinance 2026-050 authorizing the Mayor to grant an easement to the City of Cleveland for the installation and maintenance of a water main for water circulation purposes only in the City of Strongsville on Foltz Parkway, in

connection with the Foltz Parkway extension project, and declaring an emergency.

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

June 25, 2026
Approved