

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

September 10, 2026

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, September 10, 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; Fire Department, Assistant Chief Andrew Green

The following was discussed at the Caucus:

LAWN BUSTERS LANDSCAPING: Mrs. Daley stated this request is going in on Marks Road it is actually the parcel that is just north of the Pride One Townhome site that we approved a couple months ago. Putting in a landscaping business, going to have a 4,800 SF building, some bins to store the materials. They are putting in a 5' mound on the south side so that will protect the residents that will be moving into the Pride One and also along the back of the building, which Pride One kind of wraps around it, they will have a mound there that kind of shields everything, so that is good. The City Planner says it meets all of the zoning requirements. From the Engineering Department it is an approvable form. Mr. Hurst stated from the Building Department, an approvable form and we have no objections. Assistant Fire Chief Green from the Fire Department, it is simply contingent on Codified Ordinance 1601.10 fire hydrants and fire mains, as it relates to access to water supply through Lorain County. Mr. Kolick stated from the Law Department, further explanation in regards to fire hydrants/fire mains – we do not have water down Marks Road, so his only water is through Lorain County. Lorain County doesn't have sufficient water pressure to put in hydrants. Our Code requires hydrants at any commercial building be within 300 feet of a hydrant. But it makes it impossible and he can't fire suppress it because there is not sufficient water pressure from Lorain County. So, we will have to approve him without that, he will just sign an affidavit acknowledging that he doesn't meet the Fire Code, because it is impossible to meet. There is no way he can meet it there with the water supply that is there now. In the future if we ever get water down Marks Road, then he can worry about a hydrant then at that point. So, for now, he will sign an affidavit indicating that he is relieving the City of liability understanding that he can't meet the Fire Code. That is how we will handle it.

Mr. McDonald – Are you going to have employees in this building? Or is it primarily just occupancy or storage, unoccupied?

Mr. Brickman – Storage. But the employees will come in and out during the day.

Mr. McDonald – But you don't have offices?

Mr. Brickman – No offices.

Mr. McDonald – Ok. So, if it's burned, we are burning up metal buildings and metal equipment. And it might go boom.

Assistant Fire Chief Green – So, obviously the Fire Department has had fires on Marks Road before in this area, we plan to shuttle water from Columbia Station and Valley City, we have a Mutual Aid Agreements with them. They bring tankers, that's how we put the fires out in that area. All the way south of there, there are no hydrants on Marks Road. So that entire area is really non-hydrants and we have Mutual Aid agreements in place for fire suppression.

Mr. McDonald – Would you say of all your properties in Strongsville that this would be a very high concern for a fire.

Assistant Chief Green – Not a storage facility, no.

Mr. McDonald – That's what I wanted to hear. Thank you. Dan?

Mr. Kolick – In addition to that we have a signed Performance Standards, we have an affidavit for the sewers and water if they ever go down there, so that is made subject to that. Also, the sidewalk is outside the right of way so they gave us an easement for the sidewalks, so that is in place. So, any approval will need to be subject to the filing of that affidavit, filing of the easement and the affidavit requiring acknowledgement that they do not meet the fire code and absolving the City of any future liability for that. So, those would be the conditions on it.

Mr. McDonald – You are good with all that?

Mr. Brickman – Yes.

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
Assistant Fire Chief Green, Fire Dept.
Ms. Onofre, Recording Secretary

MOTION TO EXCUSE:

Mr. Polo – I move to excuse Mayor Perciak for just cause.

Mr. Kalinich – 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 July 16, 2026.
If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

1) LAWN BUSTERS LANDSCAPING, Devin Brickman, Owner

Site Plan approval of a 4,800 SF new building for Lawn Busters Landscaping for property located at 17607 Marks Road, PPN 394-07-005, zoned GI – General Industrial

**Architectural Review Board - Favorable Recommendation 1-27-26*

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

Devin Brickman, 19684 East River Road, Columbia Station, OH 44028

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

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner, the subject site is Zoned General Industrial and the proposal meets that requirement 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, thank you.

Mr. McDonald – Thank you. Assistant Fire Chief Green.

Assistant Fire Chief Green – Thank you, Mr. Chairman. This is going to be subject to the Affidavit on the Strongsville Codified Ordinance 1601.10 Fire Hydrants and Mains as it relates to the access to water supply at the site.

Mr. McDonald – Thank you. Mr. Kolick.

Mr. Kolick – Thank you, Mr. Chairman. We have the signed Performance Standards, we have the Affidavit required in case we put future sewers and water down Marks Road, we have the Sidewalk Easement, any approval should be made subject to the filing of both of those as well as another affidavit we will be providing to the applicant indicating that he can't comply with our requirement that a fire hydrant be within 300 feet of the building and acknowledging that and absolving the City of any liability as a result thereof. That we will supply to the applicant, those should be the conditions of any approval. Thank you.

Planning Commission Minutes

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 Site Plan approval of a 4,800 SF new building for Lawn Busters Landscaping for property located at 17607 Marks Road, PPN 394-07-005, zoned GI – General Industrial, subject to the affidavits and easements mentioned in the Law Report.

Mr. Veris – Second.

Mr. McDonald– Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – You guys are all set.

Mr. Brickman – Sounds good, thank you everyone.

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

October 22, 2026
Approved