

City of Strongsville

16099 Foltz Parkway
Strongsville, Ohio 44149-5598
Phone: 440-580-3110
www.strongsville.org

July 21, 2023

City Council

James A. Kaminski
Ward 1

Annmarie P. Roff
Ward 2

Thomas M. Clark
Ward 3

Gordon C. Short
Ward 4

Joseph C. DeMio
At-Large

James E. Carbone
At-Large

Kelly A. Kosek
At-Large

Aimee Pientka, MMC
Clerk of Council

MEETING NOTICE

The following meeting has been scheduled by Council for **Tuesday, July 25, 2023**, to be held in **Council Room** at the in the **Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road**:

5:00 P.M. **Special Council Meeting** for the purpose of considering Ordinance Nos. 2023-076, 2023-080, and Resolution Nos. 2023-085 and 2023-115.

Any other matters which may properly come before this Municipal Body may also be discussed.

BY ORDER OF THE COUNCIL:

Aimee Pientka, MMC
Clerk of Council

AGENDA FOR THE STRONGSVILLE CITY COUNCIL SPECIAL MEETING

TUESDAY, JULY 25, 2023 AT 5:00 P.M.

1. CALL TO ORDER:
2. PLEDGE OF ALLEGIANCE:
3. CERTIFICATION OF POSTING:
4. ROLL CALL:
5. PUBLIC HEARING:
 - Ordinance No. 2023-076 by Mayor Perciak and All Members of Council. 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 PROPERTIES LOCATED IN THE CITY OF STRONGSVILLE, ON ROYALTON ROAD, BEING ALL OF PPNs 393-18-003, 393-18-004 AND 393-18-005, FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY. First reading and referred to the Planning Commission 06-05-23. Favorable recommendation by the Planning Commission 06-08-23. Second reading 06-20-23. Public hearing 07-25-23.
 - Ordinance No. 2023-080 by Mayor Perciak and All Members of Council. AN ORDINANCE ENACTING A NEW CHAPTER 1275 OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CITY'S CODIFIED ORDINANCES CONCERNING ELECTRIC VEHICLE CHARGING STATIONS, AND DECLARING AN EMERGENCY. First reading and referred to the Planning Commission 06-05-23. Favorable recommendation by the Planning Commission 06-08-23. Second reading 06-20-23. Public hearing 07-25-23.
6. ORDINANCES AND RESOLUTIONS:
 - Ordinance No. 2023-076 by Mayor Perciak and All Members of Council. 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 PROPERTIES LOCATED IN THE CITY OF STRONGSVILLE, ON ROYALTON ROAD, BEING ALL OF PPNs 393-18-003, 393-18-004 AND 393-18-005, FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY. First reading and referred to the Planning Commission 06-05-23. Favorable recommendation by the Planning Commission 06-08-23. Second reading 06-20-23. Public hearing 07-25-23.

- Ordinance No. 2023-080 by Mayor Perciak and All Members of Council. AN ORDINANCE ENACTING A NEW CHAPTER 1275 OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CITY'S CODIFIED ORDINANCES CONCERNING ELECTRIC VEHICLE CHARGING STATIONS, AND DECLARING AN EMERGENCY. First reading and referred to the Planning Commission 06-05-23. Favorable recommendation by the Planning Commission 06-08-23. Second reading 06-20-23. Public hearing 07-25-23.
- Resolution No. 2023-085 by Mayor Perciak and All Members of Council. A RESOLUTION PROVIDING FOR THE SUBMISSION OF ORDINANCE NO. 2023-076 TO THE ELECTORS, ESTABLISHING AN ELECTION DATE THEREFOR, AND DECLARING AN EMERGENCY. First reading 06-20-23.
- Resolution No. 2023-115 by Mayor Perciak and All Members of Council. A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE SITE PLAN FOR THE PLACEMENT OF A MOBILE TRAILER UNIT TO BE USED AT CHAPMAN ELEMENTARY SCHOOL, ON PROPERTY LOCATED AT 13882 DRAKE ROAD, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

7. ADJOURNMENT:

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 076

By: Mayor Perciak and All Members of Council

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 PROPERTIES LOCATED IN THE CITY OF STRONGSVILLE, ON ROYALTON ROAD, BEING ALL OF PPNs 393-18-003, 393-18-004 AND 393-18-005, FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY.

WHEREAS, the owner of certain properties located on Royalton Road, in the City of Strongsville, known as being Permanent Parcel Nos. 393-18-003, 393-18-004 and 393-18-005, has submitted a petition requesting rezoning of all such properties from R1-75 (One Family 75) classification to PF (Public Facilities) classification; and

WHEREAS, Article VIII, Section 6 of the City Charter provides that neither the Council, the Mayor, any Board, including Board of Appeals, or Commission appointed pursuant to this Charter, or any ordinance or resolution of this Municipality, nor any other agent, employee, person or organization acting for or on behalf of this Municipality, by whatever authority or purported authority, shall by ordinance, resolution, motion, proclamation, statement, legislative or administrative action, or variance effect a change in the zoning classification or district of any property or area in the City of Strongsville from R1-75 (One Family 75) or R1-100 (One Family 100) commonly known as single family residential, or by whatever other name called, to any other zoning classification or district unless the change or grant, after adoption in accordance with applicable administrative and/or legislative procedures, is approved at a regularly scheduled election by a majority vote of the electors voting thereon, in the City of Strongsville and in each ward in which the change is applicable to property in the ward.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of Permanent Parcel Nos. 393-18-003, 393-18-004 and 393-18-005, being certain properties described in Exhibit A, and depicted in Exhibit B, which are attached hereto and incorporated herein as if fully rewritten, from R1-75 (One Family 75) classification to PF (Public Facilities) classification, provided that such amendments are approved at a regularly scheduled election by a majority vote of the electors voting thereon in the City of Strongsville and in each ward in which the changes are applicable to the property in the ward.

Section 2. That, if approved by the electors as set forth in Section 1 above, the Clerk of Council is hereby authorized to cause the necessary changes on the Zoning Map to be made in order to reflect the zoning changes in classification as provided in this Ordinance.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 076

Page 2

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to process rezoning of such properties in order to meet the deadline for submittal of this issue to the ballot in accordance with law. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First Reading: June 5, 2023

Second Reading: June 20, 2023

Third Reading: _____

Public Hearing: July 25, 2023

Referred to Planning Commission

June 6, 2023
Favorable recommendation
Approved: by Planning Commission
June 8, 2023

President of Council

Approved: _____
Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____

Attest: _____
Clerk of Council

Ord. No. 2023-076 Amended: _____
1st Rdg. 06-05-23 Ref: PC/P2E
2nd Rdg. 06-20-23 Ref: P2E
3rd Rdg. _____ Ref: _____

Public Hrg. 07-26-23 Ref: _____
Adopted: _____ Defeated: _____

EXHIBIT A

Parcel 1

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Original Strongsville Township Lot No. 55, bounded as follows: Beginning at a point in the Southerly line of Royalton Road at the Northwesterly corner of land conveyed to the Grantees herein by deed dated Nov. 9, 1946, said point being 160 feet Westerly from the Northwesterly corner of land conveyed to C.H. Fish by deed dated June 7, 1918 and recorded in Volume 4855, Page 290 of Cuyahoga County Records; Thence Southwesterly along the Southerly line of Royalton Road, 80 feet; Thence Southeasterly at an included angle of 90 deg. 230 feet to a point; Thence Northeasterly in a line parallel to the southerly line of Royalton Road, 80 feet to a point; Thence Northerly at an include angle of 90° 230' to the place of beginning and along the Southwesterly line of land heretofore conveyed to the Grantee herein, be the same more or less, but subject to all legal highways. The above parcel of land is vacant and lies immediately west of premises known as 19191-3 Royalton Road, described as Parcel No. 3 below.

Permanent Parcel No. 393-18-003

Parcel 2

Situated in the Village of Strongsville, County of Cuyahoga and State of Ohio, and known as being part of Original Strongsville Township Lot No. 55, bounded and described as follows: Beginning at a point in the Southerly line of Royalton Road 80 feet Westerly, measured along said Southerly line from the Northwesterly corner of land conveyed to Clark R. Fish by deed dated October 23, 1937 and recorded in Volume 4855, Page 562 of Cuyahoga County Records; Thence Southwesterly along the Southerly line of Royalton Road, 80 feet; Thence Southwesterly at an included angle of 90° 230' to a point; Thence Northeasterly in a line parallel with the Southerly line of Royalton Road , 80 feet to a point; Thence Northerly at an included angle of 90° 230' to the place of beginning, as appears by the survey of Clarence E. Karn, Registered Surveyor, No. 3242, be the same more or less, but subject to all legal highways. Said premises are further known as 19191-3 Royalton Road, Strongsville, Ohio.

Permanent Parcel No. 393-18-004

Parcel 3

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Strongsville Township Lot No. 55, and bounded and described as follows: Beginning in the Southerly line of Royalton Road at the Northwesterly corner of land conveyed to C.H. Fish by deed recorded in Volume 4855, page 290 of Cuyahoga County Records; Thence Southeasterly at an included angle of 90° 250' to a point; Thence Southwesterly at an included angel of 90° 80' to a point; Thence Northerly at an included angle of 90° 250' to a point in the Southerly line of Royalton Road; Thence Easterly along the Southerly line of Royalton Road at an included angle of 90° 80' to the place of beginning, according to a survey by Clarence E. Kern, Registered Surveyor No. 3242, be the same more or less, but subject to all legal highways.

EXCEPTING THEREFROM: That portion of land conveyed to the State of Ohio containing 958 square feet of land recorded October 18, 1994 in Volume 94-09831, Page 54 of Cuyahoga County Records.

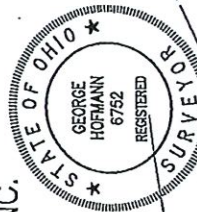
Permanent Parcel No. 393-18-005

MAP MADE TO ACCOMPANY REQUEST FOR REZONING

MADE AT THE INSTANCE OF
THE CITY OF STRONGSVILLE
 KNOWN AS BEING PART OF ORIGINAL STRONGSVILLE TOWNSHIP LOT No. 55
 NOW IN THE CITY OF STRONGSVILLE, COUNTY OF OHIO, STATE OF OHIO

HOFMANN-METZKER, INC.

Registered Professional Surveyors
 24 Beech St. - P.O. Box 345
 Berea, Ohio 44017
 (440) 234-7350
 email: gshofmann@hmf.com



Registered Surveyor No. 6752
 George A. Hofmann



393-18-005
 DANIEL E. BAUR, TR
 AFN 200103280948

393-18-005
 THE STRONGSVILLE CHAMBER
 OF COMMERCE, INC
 AFN 201712150572

393-18-004
 THE STRONGSVILLE CHAMBER
 OF COMMERCE, INC
 AFN 201010290594

393-18-003
 THE STRONGSVILLE CHAMBER
 OF COMMERCE, INC
 AFN 201010290594

393-18-020
 DOODLE BUTTON LLC
 AFN 201401060638

393-18-033
 OHIO STATE OF
 DEPT. OF TRANSPORTATION
 AFN 200707200199

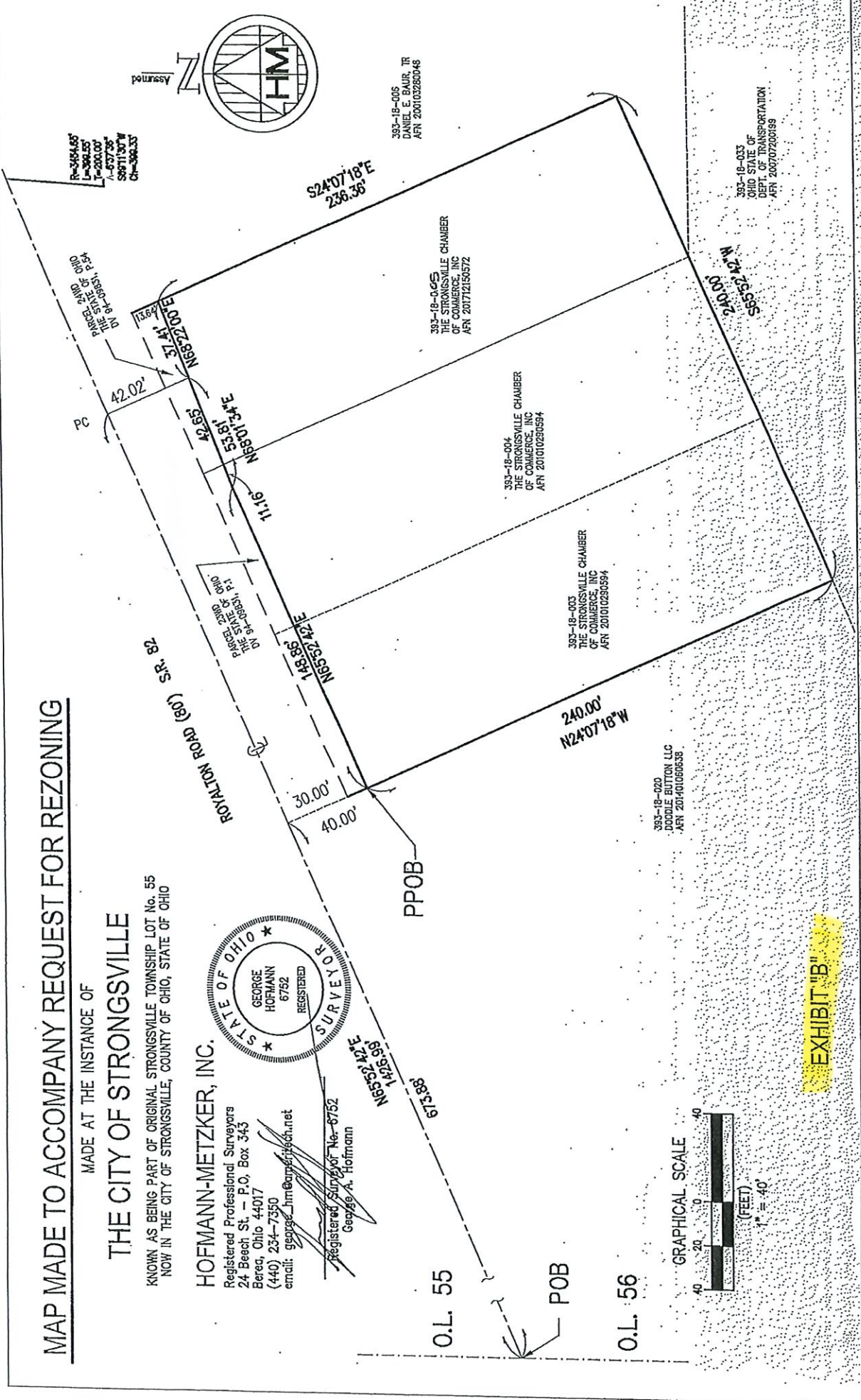


EXHIBIT "B"

PETITION FOR ZONING CHANGE

Ordinance Number: 2023-076

To the Council of the City of Strongsville, County of Cuyahoga, State of Ohio:

I/We, the undersigned owner(s) of the property set above our names on the Property Description Form attached to this document, hereby petition your Honorable Body that said property be changed from a class R1-75 use to a class PF use.

Such change is necessary for the preservation and enjoyment of a substantial property right because: The change would allow these parcels to be used for potential fire station.

Such change will not be materially detrimental to the public welfare nor to the property of other persons located in the vicinity because: The parcels to the east are commercial property.

The parcel to the south is vacant land owned by the Ohio Department of Transportation. A Fire Station at this location would benefit the entire surrounding neighborhood.

Please list other supporting documents (if any) which accompany this petition:

1. Legal Description
2. Survey
3. _____

THE PROPOSED USE OF THE PROPERTY IS: Fire Station

Name, address and **telephone number** of applicant or applicant's agent:

Name: Amy Ferree, Executive Director

Address: 18829 Royalton Road, Strongsville, Ohio 44136

Telephone Number: 440-238-3366

Amy Ferree
Signature of Owner(s)

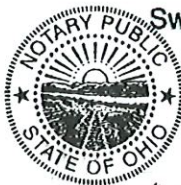
State of Ohio)
County of Cuyahoga)

Sworn to and subscribed in my presence this 26 day of May, 2023.

KRISTI A. ONOFRE
Notary Public, State of Ohio
My Commission Expires
August 22, 2024

Notary Public
My Commission Expires

Kristi A. Onofre
Notary Public
My commission expires: August 22, 2024



* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

PROPERTY DESCRIPTION FORM

Ordinance Number: 2023-076

The following described property is that property for which a change is being requested in the attached Petition for Zoning Change and which is hereby incorporated into and made part of said petition:

Address of Property: 19191-19193 Royalton Road

Permanent Parcel No.: 393-18-003; 393-18-004 and 393-18-005

The property is bounded by the following streets: (indicate direction; i.e., north, south, etc.) Royalton Road west of Pearl Road

Number and type of buildings which now occupy property (if any): Two (2) residential buildings on PPN 393-18-004

Acreage: _____

Said property (has) (had) the following deed restrictions affecting the use thereof (attach copy): _____

Said deed restrictions (will) (have) expire(d) on: _____

Said property is presently under lease or otherwise encumbered as follows: N/A

Owner(s)	Percent of Ownership:
1. <u>Strongsville Chamber of Commerce LLC</u>	<u>100</u> %
2. _____	_____ %
3. _____	_____ %

Kristi A. Onofre
Signature of Owner(s)

State of Ohio)
County of Cuyahoga)

Sworn to and subscribed to in my presence this 26 day of May, 2023.

Kristi A. Onofre
Notary Public



KRISTI A. ONOFRE
Notary Public, State of Ohio
My Commission Expires
August 22, 2024

My commission expires August 22, 2024

* Please pay particular attention to the details in item number 4 on page one. The certified list of property owners must be prepared by a title insurance company. Please provide a cover letter from the title insurance company verifying that said list was prepared by them.

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission

FROM: Marialena Beach, Council Secretary

DATE: June 6, 2023

SUBJECT: Referral from Council: Ordinance Nos. 2023-076, 2023-078 and 2023-080.

At its regular meeting of June 5, 2023, City Council referred the following Ordinances to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2023-076 by Mayor Perciak and All Members of Council. 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 PROPERTIES LOCATED IN THE CITY OF STRONGSVILLE, ON ROYALTON ROAD, BEING ALL OF PPNs 393-18-003, 393-18-004 AND 393-18-005, FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY.
- Ordinance No. 2023-078 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING AND AUTHORIZING THE MAYOR TO ENTER INTO A CROSS ACCESS EASEMENT FOR INGRESS, EGRESS, PARKING AND CERTAIN UTILITIES BETWEEN THE CITY OF STRONGSVILLE, OHIO AND THE STRONGSVILLE CHAMBER OF COMMERCE, LLC, AND DECLARING AN EMERGENCY.
- Ordinance No. 2023-080 by Mayor Perciak and All Members of Council. AN ORDINANCE ENACTING A NEW CHAPTER 1275 OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CITY'S CODIFIED ORDINANCES CONCERNING ELECTRIC VEHICLE CHARGING STATIONS, AND DECLARING AN EMERGENCY.

A copy of these ordinances are attached for Planning Commission review.

MB
Attachments

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Neal Jamison, Law Director

FROM: Mitzi Anderson, Administrator, Boards & Commissions

SUBJECT: Referrals to Council

DATE: June 9, 2023

Please be advised that at its meeting of June 8, 2023, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE NO. 2023-076:

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 Properties Located in the City of Strongsville, on Royalton Road, being all of PPNs 393-28-003, 393-18-004 and 393-18-005, from R1-75 (One Family 75) Classification to PF (Public Facilities) Classification, and Declaring an Emergency

ORDINANCE NO. 2023-078:

An Ordinance Approving and Authorizing the Mayor to Enter into a Cross Access Easement for Ingress, Egress, Parking and Certain Utilities Between the City of Strongsville, Ohio and the Strongsville Chamber of Commerce, LLC, and Declaring an Emergency

ORDINANCE NO. 2023-80:

An Ordinance Enacting a New Chapter 1275 of Title Six of Part Twelve of the Planning and Zoning Code of the City's Codified Ordinances concerning Electric Vehicle Charging Stations, and Declaring an Emergency

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 076

By: Mayor Perciak and All Members of Council

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 PROPERTIES LOCATED IN THE CITY OF STRONGSVILLE, ON ROYALTON ROAD, BEING ALL OF PPNs 393-18-003, 393-18-004 AND 393-18-005, FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY, AS AMENDED.

WHEREAS, the owner of certain properties located on Royalton Road, in the City of Strongsville, known as being Permanent Parcel Nos. 393-18-003, 393-18-004 and 393-18-005, has submitted a petition requesting rezoning of all such properties from R1-75 (One Family 75) classification to PF (Public Facilities) classification; and

WHEREAS, Article VIII, Section 6 of the City Charter provides that neither the Council, the Mayor, any Board, including Board of Appeals, or Commission appointed pursuant to this Charter, or any ordinance or resolution of this Municipality, nor any other agent, employee, person or organization acting for or on behalf of this Municipality, by whatever authority or purported authority, shall by ordinance, resolution, motion, proclamation, statement, legislative or administrative action, or variance effect a change in the zoning classification or district of any property or area in the City of Strongsville from R1-75 (One Family 75) or R1-100 (One Family 100) commonly known as single family residential, or by whatever other name called, to any other zoning classification or district unless the change or grant, after adoption in accordance with applicable administrative and/or legislative procedures, is approved at a regularly scheduled election by a majority vote of the electors voting thereon, in the City of Strongsville and in **Ward 4** ~~each ward in which the change is applicable to property in the ward.~~

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA, AND STATE OF OHIO:

Section 1. That the Zoning Map of the City of Strongsville, adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville, be amended to change the zoning classification of Permanent Parcel Nos. 393-18-003, 393-18-004 and 393-18-005, being certain properties described in Exhibit A, and depicted in Exhibit B, which are attached hereto and incorporated herein as if fully rewritten, from R1-75 (One Family 75) classification to PF (Public Facilities) classification, provided that such amendments are approved at a regularly scheduled election by a majority vote of the electors voting thereon in the City of Strongsville and in **Ward 4** ~~each ward in which the changes are applicable to the property in the ward.~~

Section 2. That, if approved by the electors as set forth in Section 1 above, the Clerk of Council is hereby authorized to cause the necessary changes on the Zoning Map to be made in order to reflect the zoning changes in classification as provided in this Ordinance.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 076

Page 2

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to process rezoning of such properties in order to meet the deadline for submittal of this issue to the ballot in accordance with law. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First Reading: _____

Referred to Planning Commission

Second Reading: _____

Third Reading: _____

Approved: _____

Public Hearing: _____

acting President of Council

Approved: acting Mayor

Date Passed: _____

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____

Attest: acting Clerk of Council

Ord. No. 2023-076 Amended: _____
 1st Rdg. _____ Ref: _____
 2nd Rdg. _____ Ref: _____
 3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
 Adopted: _____ Defeated: _____

EXHIBIT A

Parcel 1

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Original Strongsville Township Lot No. 55, bounded as follows: Beginning at a point in the Southerly line of Royalton Road at the Northwesterly corner of land conveyed to the Grantees herein by deed dated Nov. 9, 1946, said point being 160 feet Westerly from the Northwesterly corner of land conveyed to C.H. Fish by deed dated June 7, 1918 and recorded in Volume 4855, Page 290 of Cuyahoga County Records; Thence Southwesterly along the Southerly line of Royalton Road, 80 feet; Thence Southeasterly at an included angle of 90 deg. 230 feet to a point; Thence Northeasterly in a line parallel to the southerly line of Royalton Road, 80 feet to a point; Thence Northerly at an include angle of 90° 230' to the place of beginning and along the Southwesterly line of land heretofore conveyed to the Grantee herein, be the same more or less, but subject to all legal highways. The above parcel of land is vacant and lies immediately west of premises known as 19191-3 Royalton Road, described as Parcel No. 3 below.

Permanent Parcel No. 393-18-003

Parcel 2

Situated in the Village of Strongsville, County of Cuyahoga and State of Ohio, and known as being part of Original Strongsville Township Lot No. 55, bounded and described as follows: Beginning at a point in the Southerly line of Royalton Road 80 feet Westerly, measured along said Southerly line from the Northwesterly corner of land conveyed to Clark R. Fish by deed dated October 23, 1937 and recorded in Volume 4855, Page 562 of Cuyahoga County Records; Thence Southwesterly along the Southerly line of Royalton Road, 80 feet; Thence Southwesterly at an included angle of 90° 230' to a point; Thence Northeasterly in a line parallel with the Southerly line of Royalton Road , 80 feet to a point; Thence Northerly at an included angle of 90° 230' to the place of beginning, as appears by the survey of Clarence E. Karn, Registered Surveyor, No. 3242, be the same more or less, but subject to all legal highways. Said premises are further known as 19191-3 Royalton Road, Strongsville, Ohio.

Permanent Parcel No. 393-18-004

Parcel 3

Situated in the City of Strongsville, County of Cuyahoga and State of Ohio: And known as being part of Strongsville Township Lot No. 55, and bounded and described as follows: Beginning in the Southerly line of Royalton Road at the Northwesterly corner of land conveyed to C.H. Fish by deed recorded in Volume 4855, page 290 of Cuyahoga County Records; Thence Southeasterly at an included angle of 90° 250' to a point; Thence Southwesterly at an included angel of 90° 80' to a point; Thence Northerly at an included angle of 90° 250' to a point in the Southerly line of Royalton Road; Thence Easterly along the Southerly line of Royalton Road at an included angle of 90° 80' to the place of beginning, according to a survey by Clarence E. Kern, Registered Surveyor No. 3242, be the same more or less, but subject to all legal highways.

EXCEPTING THEREFROM: That portion of land conveyed to the State of Ohio containing 958 square feet of land recorded October 18, 1994 in Volume 94-09831, Page 54 of Cuyahoga County Records.

Permanent Parcel No. 393-18-005

EXHIBIT A

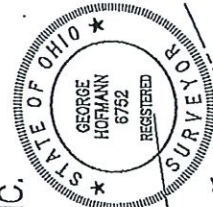
MAP MADE TO ACCOMPANY REQUEST FOR REZONING

MADE AT THE INSTANCE OF
THE CITY OF STRONGSVILLE

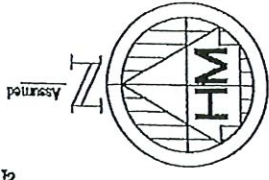
KNOWN AS BEING PART OF ORIGINAL STRONGSVILLE TOWNSHIP LOT No. 55
 NOW IN THE CITY OF STRONGSVILLE, COUNTY OF OHIO, STATE OF OHIO

HOFMANN-METZKER, INC.

Registered Professional Surveyors
 24 Beech St. - P.O. Box 343
 Berea, Ohio 44017
 (440) 234-7350
 email: george_hm@earthlink.net



Registered Surveyor No. 6752
 George A. Hofmann



PC
 42.02'
 N89°27'00"E
 13.64'
 N88°10'47"E
 42.85'
 53.91'
 11.16'
 N88°10'47"E
 148.85'
 N76°55'27"W
 55.55'
 240.00'
 N24°07'18"W

S24°07'18"E
 236.36'

393-18-006
 DANIEL E. BAUER JR.
 AFR 20100280048

393-18-005
 THE STRONGSVILLE CHAMBER
 OF COMMERCE, INC
 AFR 201712150572

393-18-004
 THE STRONGSVILLE CHAMBER
 OF COMMERCE, INC
 AFR 201010290594

393-18-003
 THE STRONGSVILLE CHAMBER
 OF COMMERCE, INC
 AFR 201010290594

393-18-020
 JUDITH BUTTON LLC
 AFR 201010066635

393-18-033
 OHIO STATE OF
 DEPT. OF TRANSPORTATION
 AFR 200707200199

PPOB

O.L. 55

POB

O.L. 56

GRAPHICAL SCALE
 40 20 0 20 40
 (FEET)
 1" = 40'

EXHIBIT "B"

EXHIBIT B

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 080

By: Mayor Perciak and All Members of Council

AN ORDINANCE ENACTING A NEW CHAPTER 1275 OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CITY'S CODIFIED ORDINANCES CONCERNING ELECTRIC VEHICLE CHARGING STATIONS, AND DECLARING AN EMERGENCY.

WHEREAS, the number of all-electric vehicles, also referred to as battery electric vehicles, that are being driven on streets and highways has risen dramatically in the recent past; and

WHEREAS, the demand for and use of electric vehicle charging stations for said electrical vehicles has also increased; and

WHEREAS, the City of Strongsville now seeks to enact certain regulations concerning electric vehicle charging stations so as to promote the health, safety and welfare of the community.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That new Chapter 1275 of Title Six of Part Twelve of the Codified Ordinances of the City of Strongsville relating to electric vehicle charging stations be and is hereby enacted to read in its entirety as follows:

**CHAPTER 1275
ELECTRIC VEHICLE CHARGING STATIONS**

- 1275.01 DEFINITION.**
1275.02 ACCESSORY USE PERMITTED.

1275.01 DEFINITION.

For the purposes of this Chapter, an Electric Vehicle Charging Station ("EVCS") shall mean public or private battery charging station equipment for the purpose of transferring electric energy (by conductive or inductive means) to a battery or other energy storage device utilized in an electric vehicle.

1275.02 ACCESSORY USE PERMITTED.

Electric Vehicle Charging Stations may be permitted as an accessory use in any zoning district in compliance with the following standards, conditions, and criteria:

(a) In residential districts, with the exception of RMF-1 districts, Electric Vehicle Charging stations may be permitted as an accessory use in compliance with the following standards, conditions, and criteria:

- (1) Proposed locations shall be identified on a site plan submitted with a building permit application for review and approval by the Building Commissioner. The location, size, and mounting height

details, also including but not limited to voltage/amperage, load calculation of existing electrical charge panels, and electrical diagrams of circuits for each proposed EVCS shall be included on the plans and submitted with the building permit application. Any landscaping to be utilized shall also be included on the site plan.

- (2) An electrical permit shall be required as part of the building permit application prior to installation. Each EVCS shall comply with the requirements of the National Electric Code and Fire Code adopted by the City, and all other applicable City Codes.
- (3) Each EVCS shall be located on the same lot or parcel as the principal use to which it is accessory and shall not impede vehicular or pedestrian circulation, block any fire lane, or impede any drainage.
- (4) An EVCS may be a Level 1 and/or Level 2 charger.
- (5) If a charging facility has more than one (1) port, each port shall count as a charging station. Charging cords shall be retractable or have facilities for hanging the unit and cords.
- (6) An EVCS shall only be permitted for the use of the occupants of the residential lot on which the EVCS is located and shall not be used or available to the general public or used for commercial purposes.
- (7) Each EVCS shall be either located in the garage or mounted on an exterior wall within three (3) feet of the overhead garage door of the home and as otherwise approved by the Building Commissioner.
- (8) The number of EVCS's for each residence shall not exceed four (4).

(b) In all other zoning districts not set out in Section (a), Electric Vehicle Charging Stations (EVCS) may be permitted as an accessory use in compliance with the following standards, conditions and criteria:

- (1) Proposed locations shall be identified on a site plan submitted with a building permit application for review and approval by the City. The location, size, and mounting height details for each proposed Electric Vehicle parking signs shall be included on the plans and submitted with the building permit application. The site plan shall include but not be limited to voltage/amperage, load calculation of existing electrical charge panels, and electrical diagrams of circuits for each proposed EVCS. Any landscaping or proposed covering over the EVCS to be utilized shall also be included on the site plan.
- (2) An electrical permit shall be required as part of building permit application prior to installation. Each EVCS shall comply with the requirements of the National Electric Code and Fire Code adopted by the City and all other applicable City Codes.
- (3) Each EVCS shall be located on the same lot or parcel as the principal use to which it is accessory and shall not impede vehicular or pedestrian circulation, block any fire lane, or impede any drainage.
- (4) An EVCS may be a Level 1, Level 2, Level 3, or Level 4 charger.

- (5) If a charging facility has more than one (1) port, each port shall count as a charging station. Charging cords shall be retractable or have facilities for hanging the unit and the cord.
- (6) An EVCS may be located in a parking lot or a parking garage. A parking space used for an EVCS may be counted toward the minimum number of Code required parking spaces. Each parking space designated for an EVCS shall be clearly marked as reserved for electric vehicles only.
- (7) The minimum parking space dimensions for an EVCS shall be ten (10) feet wide by twenty (20) feet long.
- (8) Charging station equipment shall not exceed eight (8) feet in height, shall be located a minimum of twenty-four (24) inches behind the face of the parking lot curb, or shall be appropriately protected by wheel stops and/or bollards as approved by the Building Commissioner.
- (9) Adequate security lighting shall be provided for use of the EVCS. All proposed lighting shall have full cut-off fixtures. Security lighting requires a minimum ten (10) foot candle power at ground levels.
- (10) Small directional signs not exceeding two (2) square feet in area may be permitted. Any branding or advertising located on the EVCS shall be limited to the manufacturer's information and not for advertising of the business or site on which the EVCS is located or any other business. A phone number or other contact information shall be provided on the equipment for reporting problems.
- (11) Landscaping shall be provided where appropriate as determined by the City.
- (12) All proposed locations for EVCS shall be reviewed and approved by the Building Commissioner and City Engineer. If there are more than four (4) EVCS's proposed for a site, the application shall also be reviewed and approved by the Planning Commission.
- (13) The City may limit the number of EVCS's on any parcel based on the following standards:
 - A. Type of main use.
 - B. Topography, availability and location of all utilities, and drainage concerns.
 - C. Aesthetics of the site.
 - D. Vehicular and pedestrian travel on the site.
 - E. Possible interference with required parking utilized on the site or location of any fire lanes or access for emergency vehicles.
 - F. Lighting concerns.
 - G. Any other concerns relating to the health, safety, and welfare of those users of the site and the surrounding community.
- (14) Charging facilities must be arranged, located and configured in a manner that does not create a public hazard or nuisance.

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2023 – 080

Page 4

(c) If deemed appropriate, the City may approve deviations or modifications to these standards on City or government-owned properties if such deviations or modifications are not detrimental to the health, safety, and welfare of the community.

Section 3. That in case of conflict between any provision of this Ordinance and any other ordinance or resolution, or part thereof, the provisions of this Ordinance shall prevail and apply, unless a conflicting provision is deemed to be more restrictive.

Section 4. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 5. That this Ordinance is hereby declared an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary in order to provide for safe regulation of electrical charging stations for vehicles. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First reading: June 5, 2023
Second reading: June 20, 2023
Third reading: _____
Public Hearing: July 25, 2023

Referred to Planning Commission

June 6, 2023
Favorable recommendation
Approved: by Planning Commission
June 8, 2023.

acting President of Council
Date Passed: _____

Approved: _____
acting Mayor
Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____

Attest: _____
acting Clerk of Council

Ord. No. 2023-080 Amended: _____
1st Rdg. 06-05-23 Ref: PC/P25
2nd Rdg. 06-20-23 Ref: P25
3rd Rdg. _____ Ref: _____

Public Hrg. 07-25-23 Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Planning Commission

FROM: Marialena Beach, Council Secretary

DATE: June 6, 2023

SUBJECT: Referral from Council: Ordinance Nos. 2023-076, 2023-078 and 2023-080.

At its regular meeting of June 5, 2023, City Council referred the following Ordinances to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2023-076 by Mayor Perciak and All Members of Council. 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 PROPERTIES LOCATED IN THE CITY OF STRONGSVILLE, ON ROYALTON ROAD, BEING ALL OF PPNs 393-18-003, 393-18-004 AND 393-18-005, FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY.
- Ordinance No. 2023-078 by Mayor Perciak and All Members of Council. AN ORDINANCE APPROVING AND AUTHORIZING THE MAYOR TO ENTER INTO A CROSS ACCESS EASEMENT FOR INGRESS, EGRESS, PARKING AND CERTAIN UTILITIES BETWEEN THE CITY OF STRONGSVILLE, OHIO AND THE STRONGSVILLE CHAMBER OF COMMERCE, LLC, AND DECLARING AN EMERGENCY.
- Ordinance No. 2023-080 by Mayor Perciak and All Members of Council. AN ORDINANCE ENACTING A NEW CHAPTER 1275 OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CITY'S CODIFIED ORDINANCES CONCERNING ELECTRIC VEHICLE CHARGING STATIONS, AND DECLARING AN EMERGENCY.

A copy of these ordinances are attached for Planning Commission review.

MB
Attachments

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Neal Jamison, Law Director

FROM: Mitzi Anderson, Administrator, Boards & Commissions

SUBJECT: Referrals to Council

DATE: June 9, 2023

Please be advised that at its meeting of June 8, 2023, the Strongsville Planning Commission gave Favorable Recommendation to the following;

ORDINANCE NO. 2023-076:

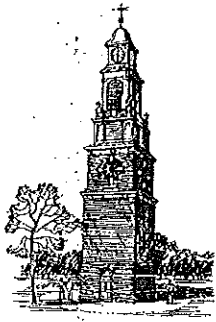
An Ordinance Amending the Zoning Map of the City of Strongsville adopted by Section 1250.03 of Title Six, Part Twelve of the Codified Ordinances of Strongsville to Change the Zoning Classification of Certain Properties Located in the City of Strongsville, on Royalton Road, being all of PPNs 393-28-003, 393-18-004 and 393-18-005, from R1-75 (One Family 75) Classification to PF (Public Facilities) Classification, and Declaring an Emergency

ORDINANCE NO. 2023-078:

An Ordinance Approving and Authorizing the Mayor to Enter into a Cross Access Easement for Ingress, Egress, Parking and Certain Utilities Between the City of Strongsville, Ohio and the Strongsville Chamber of Commerce, LLC, and Declaring an Emergency

ORDINANCE NO. 2023-80:

An Ordinance Enacting a New Chapter 1275 of Title Six of Part Twelve of the Planning and Zoning Code of the City's Codified Ordinances concerning Electric Vehicle Charging Stations, and Declaring an Emergency



City of Strongsville

16099 Foltz Parkway
Strongsville, Ohio 44149-5598
Phone: 440-580-3110
www.strongsville.org

Legal Advertisement

City Council

James A. Kaminski
Ward 1

Anmarie P. Roff
Ward 2

Thomas M. Clark
Ward 3

Gordon C. Short
Ward 4

Joseph C. DeMio
At-Large

James E. Carbone
At-Large

Kelly A. Kosek
At-Large

Aimee Pientka, MMC
Clerk of Council

CITY OF STRONGSVILLE, OHIO

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be conducted by the Council of the City of Strongsville on **Tuesday, July 25, 2023 at 5:00 p.m., current time**, in the Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road, Strongsville, Ohio, upon the following Ordinances, which have been introduced in and are currently pending before the Council, entitled:

- Ordinance No. 2023-076 by Mayor Perciak and All Members of Council. 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 PROPERTIES LOCATED IN THE CITY OF STRONGSVILLE, ON ROYALTON ROAD, BEING ALL OF PPNs 393-18-003, 393-18-004 AND 393-18-005, FROM R1-75 (ONE FAMILY 75) CLASSIFICATION TO PF (PUBLIC FACILITIES) CLASSIFICATION, AND DECLARING AN EMERGENCY. First reading and referred to the Planning Commission 06-05-23. Favorable recommendation by the Planning Commission 06-08-23. Second reading 06-20-2023. Public hearing 07-25-2023.
- Ordinance No. 2023-080 by Mayor Perciak and All Members of Council. AN ORDINANCE ENACTING A NEW CHAPTER 1275 OF TITLE SIX OF PART TWELVE OF THE PLANNING AND ZONING CODE OF THE CITY'S CODIFIED ORDINANCES CONCERNING ELECTRIC VEHICLE CHARGING STATIONS, AND DECLARING AN EMERGENCY. First reading and referred to the Planning Commission 06-05-23. Favorable recommendation by the Planning Commission 06-08-23. Second reading 06-20-2023. Public hearing 07-25-2023.

These ordinances are on file in the office of the Clerk of Council at the Strongsville Service Center, 16099 Foltz Parkway, Strongsville, Ohio, for public inspection.

Any person desiring to be heard on the subject of the proposed ordinances, or who may wish to object thereto, may appear at the time and place set forth above.

BY ORDER OF THE COUNCIL OF THE CITY OF STRONGSVILLE, OHIO:

Aimee Pientka, MMC
Clerk of Council

Editor's Note: To be published in The Post Newspaper
June 24, 2023 and July 1, 2023

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2023 – 085

By: Mayor Perciak and All Members of Council

A RESOLUTION PROVIDING FOR THE SUBMISSION OF ORDINANCE NO. 2023-076 TO THE ELECTORS, ESTABLISHING AN ELECTION DATE THEREFOR, AND DECLARING AN EMERGENCY.

WHEREAS, on _____, Council passed Ordinance No. 2023-076, entitled "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 Properties Located in the City of Strongsville, on Royalton Road, being all of PPNs 393-18-003, 393-18-004 and 393-18-005, from R1-75 (One Family 75) Classification to PF (Public Facilities) Classification, and Declaring an Emergency."; and

WHEREAS, Article VIII, Section 6 of the City Charter provides that neither the Council, the Mayor, any Board, including Board of Appeals, or Commission appointed pursuant to this Charter, or any ordinance or resolution of this Municipality, nor any other agent, employee, person or organization acting for or on behalf of this Municipality, by whatever authority or purported authority, shall by ordinance, resolution, motion, proclamation, statement, legislative or administrative action, or variance effect a change in the zoning classification or district of any property or area in the City of Strongsville from R1-75 (One Family 75) or R1-100 (One Family 100) commonly known as single family residential, or by whatever other name called, to any other zoning classification or district unless the change or grant, after adoption in accordance with applicable administrative and/or legislative procedures, is approved at a regularly scheduled election by a majority vote of the electors voting thereon, in the City of Strongsville and in each ward in which the change is applicable to property in the ward, and the results of that election have been certified by the Board of Elections.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council hereby sets the date of the next regularly scheduled General Election of November 7, 2023, for submission of Ordinance No. 2023-076 to the electors of the City of Strongsville, a copy of which is attached hereto and incorporated herein as if fully rewritten.

Section 2. That this Council hereby requests the Board of Elections to do all things necessary to provide for the submission of Ordinance No. 2023-076 on said date to the electors of the City of Strongsville.

Section 3. That it is the recommendation of this Council that the ballots for said question shall be in substantially the following form:

PROPOSED ZONING AMENDMENT

A majority affirmative vote of the electors voting thereon in the City and in Ward 4 are necessary for passage.

Shall the Zoning Map of Strongsville adopted by Section 1250.03 of the Codified Ordinances of Strongsville be amended to change the zoning classification of certain properties located on Royalton Road, in the City of Strongsville, being all of PPNs 393-18-003, 393-18-004 and 393-18-005, from R1-75 (One Family 75) Classification to PF (Public Facilities) Classification?

YES

NO

Section 4. That the Clerk of Council is hereby authorized and directed to forward a certified copy of this Resolution to the Board of Elections of Cuyahoga County on or before August 9, 2023.

Section 5. That the Board of Elections of Cuyahoga County is requested to cause an appropriate notice to be duly given of the regularly scheduled General Election to be held on November 7, 2023, on the foregoing Ordinance of this City and otherwise to provide for such election in the manner provided by the general laws of the State of Ohio.

Section 6. That there is hereby appropriated from the General Fund a sufficient sum of money to pay any filing fee or other nominal costs associated with carrying out the authorizations and directions of this Resolution.

Section 7. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 8. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that, in accordance with the City Charter, it is immediately necessary to submit the aforementioned zoning amendment to the Board of Elections in order to meet the legal deadline and place said question before the electorate at the November 7, 2023 General Election. Therefore, provided this Resolution receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

CITY OF STRONGSVILLE, OHIO
RESOLUTION NO. 2023 - 085
Page 3

President of Council

Date Passed: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____

Approved: _____
Mayor

Date Approved: _____

Attest: _____
Clerk of Council

RES
Ord. No. **2023-085** Amended: _____
1st Rdg. **06-20-23** Ref: **P2E**
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2023 – 085

By: Mayor Perciak and All Members of Council

A RESOLUTION PROVIDING FOR THE SUBMISSION OF ORDINANCE NO. 2023-076 TO THE ELECTORS, ESTABLISHING AN ELECTION DATE THEREFOR, AND DECLARING AN EMERGENCY, AS AMENDED.

WHEREAS, on July 25, 2023, Council passed Ordinance No. 2023-076, entitled "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 Properties Located in the City of Strongsville, on Royalton Road, being all of PPNs 393-18-003, 393-18-004 and 393-18-005, from R1-75 (One Family 75) Classification to PF (Public Facilities) Classification, and Declaring an Emergency."; and

WHEREAS, Article VIII, Section 6 of the City Charter provides that neither the Council, the Mayor, any Board, including Board of Appeals, or Commission appointed pursuant to this Charter, or any ordinance or resolution of this Municipality, nor any other agent, employee, person or organization acting for or on behalf of this Municipality, by whatever authority or purported authority, shall by ordinance, resolution, motion, proclamation, statement, legislative or administrative action, or variance effect a change in the zoning classification or district of any property or area in the City of Strongsville from R1-75 (One Family 75) or R1-100 (One Family 100) commonly known as single family residential, or by whatever other name called, to any other zoning classification or district unless the change or grant, after adoption in accordance with applicable administrative and/or legislative procedures, is approved at a regularly scheduled election by a majority vote of the electors voting thereon, in the City of Strongsville and in **Ward 4** ~~each ward in which the change is applicable to property in the ward~~, and the results of that election have been certified by the Board of Elections.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council hereby sets the date of the next regularly scheduled General Election of November 7, 2023, for submission of Ordinance No. 2023-076 to the electors of the City of Strongsville, a copy of which is attached hereto and incorporated herein as if fully rewritten.

Section 2. That this Council hereby requests the Board of Elections to do all things necessary to provide for the submission of Ordinance No. 2023-076 on said date to the electors of the City of Strongsville.

Section 3. That it is the recommendation of this Council that the ballots for said question shall be in substantially the following form:

PROPOSED ZONING AMENDMENT

A majority affirmative vote of the electors voting thereon in the City and in Ward 4 are necessary for passage.

Shall the Zoning Map of Strongsville adopted by Section 1250.03 of the Codified Ordinances of Strongsville be amended to change the zoning classification of certain properties located on Royalton Road, in the City of Strongsville, being all of PPNs 393-18-003, 393-18-004 and 393-18-005, from R1-75 (One Family 75) Classification to PF (Public Facilities) Classification?

YES

NO

Section 4. That the Clerk of Council is hereby authorized and directed to forward a certified copy of this Resolution to the Board of Elections of Cuyahoga County on or before August 9, 2023.

Section 5. That the Board of Elections of Cuyahoga County is requested to cause an appropriate notice to be duly given of the regularly scheduled General Election to be held on November 7, 2023, on the foregoing Ordinance of this City and otherwise to provide for such election in the manner provided by the general laws of the State of Ohio.

Section 6. That there is hereby appropriated from the General Fund a sufficient sum of money to pay any filing fee or other nominal costs associated with carrying out the authorizations and directions of this Resolution.

Section 7. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 8. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that, in accordance with the City Charter, it is immediately necessary to submit the aforementioned zoning amendment to the Board of Elections in order to meet the legal deadline and place said question before the electorate at the November 7, 2023 General Election. Therefore, provided this Resolution receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

CITY OF STRONGSVILLE, OHIO
RESOLUTION NO. 2023 – 085
Page 3

acting President of Council

Date Passed: _____

Approved: acting Mayor

Date Approved: _____

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____

Attest: _____
acting Clerk of Council

Res
Ord. No. 2023-085 Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2023 – 115

By: Mayor Perciak and All Members of Council

A RESOLUTION CONFIRMING PLANNING COMMISSION APPROVAL OF THE SITE PLAN FOR THE PLACEMENT OF A MOBILE TRAILER UNIT TO BE USED AT CHAPMAN ELEMENTARY SCHOOL, ON PROPERTY LOCATED AT 13882 DRAKE ROAD, IN THE CITY OF STRONGSVILLE, AND DECLARING AN EMERGENCY.

WHEREAS, the Strongsville City Schools has submitted a site plan to the Planning Commission for approval of the placement of a 24' x 68' mobile trailer unit to be used on property located at Chapman Elementary School, 13883 Drake Road, and further identified as PPN 399-28-006 and zoned Public Facilities; and

WHEREAS, the Commission approved said site plan at its meeting of July 20, 2023.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That this Council hereby confirms the City Planning Commission's approval of the site plan submitted by the Strongsville City Schools for placement of a 24' x 68' mobile trailer unit to be located at Chapman Elementary School, 13883 Drake Road, and further identified as PPN 399-28-006, and zoned Public Facilities.

Section 2. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Resolution were adopted in an open meeting of this Council; and that all deliberations of this Council, and of any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 3. That this Resolution is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is immediately necessary to meet the needs of the School District to expand the space for educational purposes in order to serve families and residents. Therefore, provided this Resolution receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

acting President of Council

Approved: _____
acting Mayor

Date Passed: _____

Date Approved: _____

CITY OF STRONGSVILLE, OHIO

RESOLUTION NO. 2023 – 115

Page 2

	<u>Yea</u>	<u>Nay</u>
Carbone	_____	_____
Clark	_____	_____
DeMio	_____	_____
Kaminski	_____	_____
Kosek	_____	_____
Roff	_____	_____
Short	_____	_____

Attest: _____
ACTING Clerk of Council

123 Ord. No. *2023-115* Amended: _____
1st Rdg. _____ Ref: _____
2nd Rdg. _____ Ref: _____
3rd Rdg. _____ Ref: _____

Public Hrg. _____ Ref: _____
Adopted: _____ Defeated: _____

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Neal Jamison, Law Director

FROM: Mitzi Anderson, Administrator Boards & Commissions

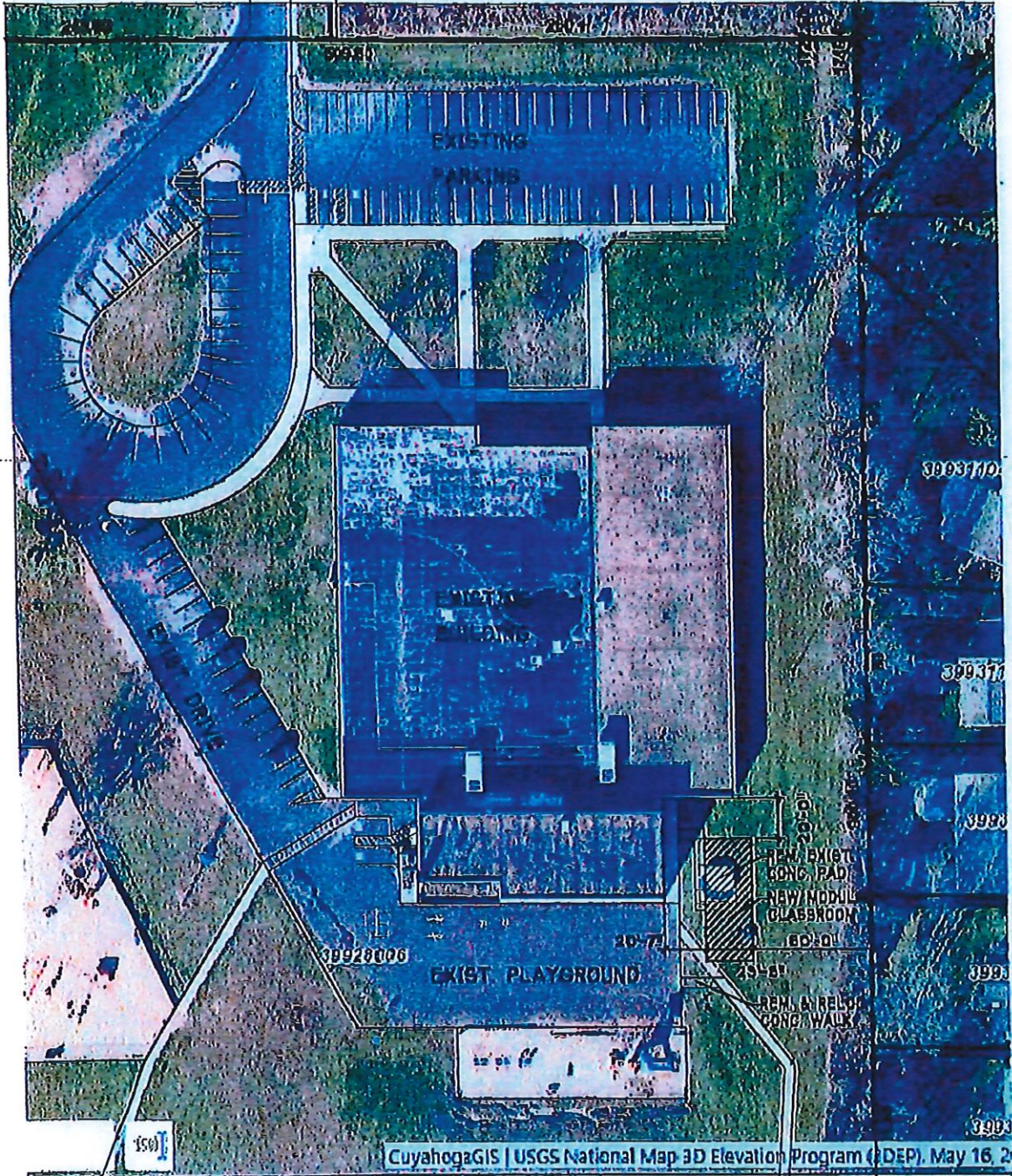
SUBJECT: Referral to Council

DATE: July 21, 2023

Please be advised that at its Special Meeting of July 20, 2023, the Strongsville Planning Commission gave Favorable Recommendation to the following:

CHAPMAN ELEMENTARY/STRONGSVILLE CITY SCHOOLS, AGENT

Site plan approval for the placement of a proposed 24' x 68' mobile trailer unit for property located at 13883 Drake Road, PPN 399-28-006, zoned PF – Public Facility. *ARB Favorable Recommendation 07-18-23*



SCHEMATIC SITE PLAN A
 SCALE: 1" = 60'-0"



CDIAL NO. -

SP-1A

SHEET NO.

PRELIMINARY
7-17-23

BOARD OF EDUCATION STRONGSVILLE CITY SCHOOLS
NEW MODULAR CLASSROOMS
CHAPMAN ELEMENTARY SCHOOL
 13083 DRAKE ROAD STRONGSVILLE, OHIO 44140

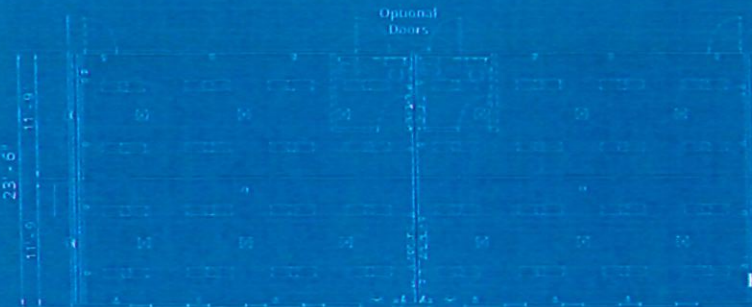


glen d. ramage

WILLSCOT

68' x 24' CLASSROOM

In addition to your instructional solution, we can provide additional products and services that complete your space- creating a more productive, comfortable, and safe learning environment.



CUSTOMIZATION

- Steps & Ramps
- Furniture & Appliances
- Technology
- Lock Protection

Dimensions

- 68' Long (including hitch)
- 64' Box size
- 24' Wide
- 8' Ceiling height

Exterior Finish

- Aluminum or wood siding
- I-Beam Frame
- Standard drip rail gutters

Interior Finish

- Vinyl covered gypsum walls
- Carpet or vinyl floors
- Gypsum ceiling

Electric

- Fluorescent ceiling lights
- Breaker panel

Heating/Cooling

- Central HVAC

Windows/Doors

- Horizontal slider windows
- Vision panel doors with standard locks

Other

- Chalk boards, dry-erase boards and tack boards available
- Optional restroom
- Wide open shells available

** Photos are representational; actual products vary. Additional floor plans and specifications may vary from those shown and are subject to in-stock availability*

800.782.1500 | WILLSCOT.COM

