

**CITY OF STRONGSVILLE, OHIO**

**ORDINANCE NO. 2025 – 071**

**By: Mayor Perciak and All Members of Council**

**AN ORDINANCE ACCEPTING FOR RECORDING PURPOSES  
THE LOT SPLIT/SUBDIVISION PLAT OF OH STRONGSVILLE  
ROYALTON RD., LLC FOR PERMANENT PARCEL NO. 392-14-  
010, LOCATED AT 21452 ROYALTON ROAD, AND DECLARING  
AN EMERGENCY.**

WHEREAS, the lot split/subdivision plat of Permanent Parcel No. 392-14-010, located at 21452 Royalton Road, and known as OH Strongsville Royalton Rd., LLC is being submitted to this Council for review pursuant to Title Four of Part Twelve of the Codified Ordinances of the City of Strongsville, a copy of such plat is attached hereto as Exhibit A, and incorporated herein; and

WHEREAS, OH Strongsville Royalton Rd., LLC, the owner of Permanent Parcel No. 392-14-010, located at 21452 Royalton Road, and zoned SR-1 Senior Residence, submitted the lot split/subdivision plat to the Planning Commission of the City of Strongsville, and the Planning Commission approved the subdivision on May 29, 2025 with a private roadway and utilities; and

WHEREAS, the Engineer of the City of Strongsville has reviewed the plat and documents, finds them in good order and has approved them and, therefore, has recommended to the Planning Commission and this Council that this lot split/subdivision plat be approved for recording purposes; and

WHEREAS, this Council desires to approve the aforesaid lot split/subdivision plat for recording purposes.


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

**Section 1.** That this Council hereby finds and determines that the lot split/subdivision plat of Permanent Parcel No. 392-14-010, located at 21452 Royalton Road, and known as OH Strongsville Royalton Rd., LLC, as shown on Exhibit A attached hereto and incorporated herein as if fully rewritten, with a private road and utilities subject to the easement for ingress/egress, utilities, and use of the recreation facilities, as approved by the Law Department, meets the conditions of the Code.

**Section 2.** That the Council of the City of Strongsville does hereby approve the lot split/subdivision plat of OH Strongsville Royalton Rd., LLC, submitted by the agent for OH Strongsville Royalton Rd., LLC, the owner of Permanent Parcel No. 392-14-010, as set out in the attached Exhibit A, for recording purposes.

**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 the 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 immediately necessary for the preservation of the public peace, health, safety and welfare of the City, and for the further reason that it is immediately necessary to assure proper development of all lots and land within the City of Strongsville. 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.

  
\_\_\_\_\_  
President of Council

Date Passed: June 16, 2025

Yea

Nay

Carbone  
Clark  
Kaminski  
Kosek  
Roff  
Short  
Spring

✓  
✓  
✓  
✓  
Absent  
✓  
✓

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Approved:   
\_\_\_\_\_  
Mayor

Date Approved: June 16, 2025

Attest:   
\_\_\_\_\_  
Clerk of Council

Ord. No. 2025-071 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 06-16-25 Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. Suspended Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. Suspended Ref: \_\_\_\_\_

Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: 06-16-25 Defeated: \_\_\_\_\_



## MEMORANDUM

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

**FROM:** Mitzi Anderson, Administrator Boards & Commissions

**SUBJECT:** Referral to Council

**DATE:** May 30, 2025

---

Please be advised that at its Meeting of May 29, 2025, the Strongsville Planning Commission gave a Favorable Recommendation to the following:

- 1) OH, STRONGVILLE ROYALTON RD(OWNER)/Granger Property Development, Agent
  - a) Subdivision/Parcel Split of PPN 392-14-010, property located at 21452 Royalton Road, zoned SR-1 – Senior Residence  
Subject to the filing of the covenants and declarations for cross easements for ingress/egress, utilities, and the use of the recreation facilities in a form approved by the Law Department