

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2026 – 017

By: Mayor Perciak and All Members of Council

**AN ORDINANCE RESCINDING APPROVAL AND ADOPTION OF ORDINANCE NO. 2025-107, CONCERNING THE LOT SPLIT AND CONSOLIDATION PLAT OF THE ARMELLI SUBDIVISION FOR PERMANENT PARCEL NOS. 394-07-002 AND 394-07-006, LOCATED AT 17963 AND 18179 MARKS ROAD, AND DECLARING AN EMERGENCY.**

WHEREAS, Robert Harley and Joseph Armelli, the owners of Permanent Parcel Nos. 394-07-002 and 394-07-006, located at 17963 and 18179 Marks Road, and known as the Armelli Subdivision, submitted a lot split and consolidation plat to the Planning Commission of the City of Strongsville, and requested a deviation to permit a subdivision without sanitary sewers; and the Planning Commission approved the subdivision and the requested deviation on September 25, 2025; and

WHEREAS, thereafter, through adoption of Ordinance No. 2025-107 on October 6, 2025, this Council accepted for recording purposes only the aforementioned lot split and consolidation plat of the Armelli Subdivision; and

WHEREAS, since then and for various reasons, the owners of the Armelli Subdivision, Robert Harley and Joseph Armelli, have now determined not to pursue the lot split and consolidation of Permanent Parcel Nos. 394-07-002 and 394-07-006, as detailed in the statement of the owners attached hereto as Exhibit A; and

WHEREAS, this Council, therefore, desires to rescind its approval and adoption of the prior Ordinance, which previously accepted for recording purposes only the lot split and consolidation plat of Permanent Parcel Nos. 394-07-002 and 394-07-006, located at 17963 and 18179 Marks Road.

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

**Section 1.** That Ordinance No. 2025-107, which accepted for recording purposes only the lot split and consolidation plat of the Armelli Subdivision for Permanent Parcel Nos. 394-07-002 and 394-07-006, located at 17963 and 18179 Marks Road, is hereby rescinded in its entirety, and the previous approval of such lot split and consolidation plat of the Armelli Subdivision is hereby withdrawn, pursuant to the request of the owners of the Subdivision, which request is attached hereto as Exhibit A and incorporated herein.

**Section 2.** 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.

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Section 3. 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 rescind the prior Ordinance which had accepted the lot split and consolidation plat of the Armelli Subdivision, in order 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.

Marta C. H.  
President of Council

Approved: Thomas B. Serwine  
Mayor

Date Passed: 03-02-2026

Date Approved: March 2, 2026

	<u>Yea</u>	<u>Nay</u>
Carbone	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Clark	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kaminski	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Kosek	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roff	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Short	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Zacharyasz	<input checked="" type="checkbox"/>	<input type="checkbox"/>

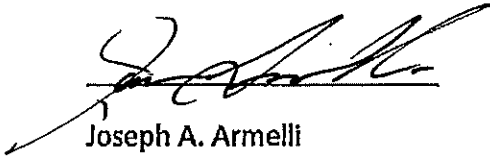
Attest: Maralena Beach  
Acting Clerk of Council

Ord. No. 2026-017 Amended: \_\_\_\_\_  
1<sup>st</sup> Rdg. 03-02-26 Ref: \_\_\_\_\_  
2<sup>nd</sup> Rdg. suspend Ref: \_\_\_\_\_  
3<sup>rd</sup> Rdg. suspend Ref: \_\_\_\_\_

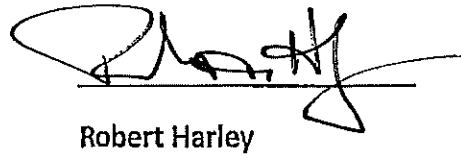
Public Hrg. \_\_\_\_\_ Ref: \_\_\_\_\_  
Adopted: 03-02-26 Defeated: \_\_\_\_\_

We, Joseph A. Armelli and Robert Harley, hereby respectfully request that the City of Strongsville rescind its previously granted approval of the Subdivision/Parcel Split and Consolidation that Planning Commission approved on 9-25-25 and City Council approved on 10-6-25 at our request since we have decided not to go forward with this transfer of property.

This request is made on the 13<sup>th</sup> day of February, 2026.



Joseph A. Armelli



Robert Harley

**EXHIBIT A**