

**STRONGSVILLE PLANNING COMMISSION  
AGENDA  
Council Chambers  
18688 Royalton Road**

**Thursday, February 23, 2017  
8:00 PM**

- (A) **7:30 PM Caucus.**
- (B) **8:00 PM Call to Order.**
- (C) **Approval of Minutes of February 9, 2017.**
- (D) **NEW APPLICATIONS:**
  - 1) **GREAT ESCAPE PLAZA/ Dan Neff, Agent**

Parcel Split of PPN 396-14-001 located at 17200 Royalton Road, zoned Shopping Center.
- (E) **PUBLIC HEARINGS:**
  - 2) **OUTLOT AT THE GREAT ESCAPE PLAZA/ Dan Neff, Agent**

Conditional Use Permit pursuant to C. O. Sections 1258.04(c)(4) and 1242.07 to use 567 SF as an outdoor patio with a **maximum seating of 20** for the Starbucks drive-thru located at 17200 Royalton Road, PPN 396-14-001 zoned Shopping Center.
- (D) **NEW APPLICATIONS, Cont'd:**
  - 3) **OUTLOT AT THE GREAT ESCAPE PLAZA/ Dan Neff, Agent**

Site Plan approval of a 2,000 SF Drive thru restaurant for the Starbucks drive-thru located at 17200 Royalton Road, PPN 396-14-001 zoned Shopping Center. *ARB Favorable Recommendation 7-26-16.*
  - 4) **THE ENCLAVE AT FIELDSTONE PRESERVE, GREG MODIC, AGENT**
    - a) Revised Overall Preliminary and Final Subdivision Plan approval for the proposed Enclave at Fieldstone Preserve SFD & CD Subdivision, Phase 3, to consist of 24 Cluster Sublots; property located on Ledgestone Drive, PPN 394-26-005, 0164 zoned R1-100.

(D) **NEW APPLICATIONS, Cont'd:**

4) **THE ENCLAVE AT FIELDSTONE PRESERVE, GREG MODIC, AGENT, CONT'D**

b) Preliminary and Final Subdivision Plan approval for the proposed Enclave at Fieldstone Preserve SFD & CD Subdivision, Phase 3, to consist of 24 Cluster Sublots; property located on Ledgestone Drive, PPN 394-26-005, 0164 zoned R1-100.

5) **THE ENCLAVE AT FIELDSTONE PRESERVE, GREG MODIC, AGENT**

Tax Split Map for Fieldstone Preserve Phase 3, consisting of 24 Cluster Units into the existing Fieldstone Preserve SFD & CD Subdivision, PPN 394-26-005, 0164 zoned R1-100.

6) **COSTCO FUEL EXPANSION/ Theodore Johnson, Agent**

Revised Site Plan approval of a 2,240 SF expansion of the existing fueling facility and adding 9 additional gas pumps to the southern end of the existing center and east island for property located at 16632 Royalton Road, PPN 396-14-001 zoned R1-75. \*ARB *Favorable Recommendation 2-7-17.*

7) **CONRAD'S BLUE FALLS CAR WASH/Robert Orovets, Agent**

Site Plan approval of a 5,060 SF car wash to be located at 9200 Pearl Road, PPN 395-03-006 zoned Commercial Service. *ARB Favorable Recommendation 12-6-16.*

8) **ESTATES OF ARBOR CREEK/ Rob Pietruszka, Agent**

Preliminary and Final Subdivision approval for the proposed Estates of Arbor Creek consisting of 10 Single Family Sublots to be located off Webster Road on Arbor Creek Drive, PPN 398-27-016 zoned R1-75.

(F) **And any other business to come before this Commission.**