

# STRONGSVILLE PLANNING COMMISSION

## MINUTES OF MEETING

January 26, 2023

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, January 26, 2023 at 5:50 p.m.**

Present: Planning Commission Members: Brian David, Vice Chairman; Edward Pfahl; Michael Polo and Kim Veris; Mayor Thomas Perciak; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley; and Fire Department Representative, Captain, Matt Tilbert.

The following was discussed:

Mr. Kolick stated that we would start with the election of officers. Greg McDonald who isn't here did send us an e-mail saying that in the event that he was fortunate enough to be nominated as Chairman that he would gladly accept that responsibility. Then we have the two Ordinances on tonight.

**ORDINANCE NO. 2023-008:** Mr. Kolick stated that this Ordinance is an amendment to the Zoning Code to permit car washes in a Motorist Service District. Right now, believe it or not, we don't permit them in the Motorist Service District. They are only permitted in Commercial Service Districts so this is really cleaning up the Code. Its where the City Planner from a Planning and Zoning standpoint feels that they should be and I agree with him. You can't have anything closer to a Motorist Service use than an auto wash and most of our gas stations have as an accessory use the auto wash and this will permit the auto wash. Council is looking for a recommendation.

**ORDINANCE NO. 2023-009:** Mr. Kolick stated that this is a property that is currently owned by the Heinen's group. A portion of it for rezoning is just north of the Get Go station on the corner of Pearl and Drake. Get Go originally came in, showed us an auto wash and they felt that they didn't have enough property to do it. Now they have obtained a block of property to the north, so they will put up a free standing car wash but attach it to the service station so they are asking you to rezone that next parcel going to the north to Motorist Service. Provided Council passes that first Ordinance then it makes sense that the second one would go. That is what the second one is about.

The meeting was called to order at 6:00 PM by the Vice Chairman, Mr. David.

Roll Call:

Members Present: Mr. David  
Mr. Pfahl  
Mr. Veris  
Mr. Polo

Mayor Perciak

Also Present:

Mrs. Daley, Asst. Engineer  
Mr. Kolick, Asst. Law Dir.  
Cpt. Tilbert, Fire Dept. Rep,

Carol Brill, Recording Secy.

**MOTION TO EXCUSE**

Mr. Pfahl - Mr. Chairman.

Mr. David – Mr. Pfahl.

Mr. Pfahl - I move to excuse Mr. McDonald and Mr. Kaminski for just cause.

Mr. Veris – Second.

Mr. David – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**REVISED AGENDA:**

Mr. Pfahl - Mr. Chairman.

Mr. David – Mr. Pfahl.

Mr. Pfahl - I move to use the Revised Agenda for this meeting.

Mr. Veris – Second.

Mr. David – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**APPROVAL OF MINUTES**

Mr. David – You have had a chance to review the minutes of November 17, 2022. If there are no additions or corrections they will stand as submitted.

**ELECTION OF OFFICERS:**

Mr. David – I would like to open up the nominations for the election of the Chairman and before we do that I would like to read a quick e-mail from Mr. McDonald. He did acknowledge this election, as I will not be at Thursdays meeting, if I am fortunate enough to be nominated for Chairman again I would be happy to serve.

Mr. Pfahl – Mr. Chairman.

Mr. David – Mr. Pfahl.

Mr. Pfahl – I move to nominate **Greg McDonald** for Chairman for the Planning Commission for the year 2023 and also request that the nominations for Chairman be closed and that this individual be unanimously elected.

Mr. Veris – Second.

Mr. David – Secretary, please call the roll.

Roll Called: All Ayes APPROVED

Mr. David – Now I would like to open the nominations for Vice Chairman.

Mr. Pfahl – Mr. Chairman.

Mr. David – Mr. Pfahl.

Mr. Pfahl – I move to nominate **Brian David** for Vice Chairman for the Planning Commission for the year 2023 and also request that the nominations for Vice Chairman be closed and that this individual be unanimously elected.

Mr. Veris – Second.

Mr. David – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

**REFERRALS FROM COUNCIL:**

**ORDINANCE 2023-008**

An Ordinance Amending Sections 1258.05 and 1258.08 of Title Six of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, Concerning Motorist Service Districts and Area Regulations.

Mr. David – Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. The first one is an Ordinance that would add to Motorist Service District, auto wash type of business. The City Planner felt that this is the category that it should be in and I tend to agree with him. They are looking for a recommendation to City Council. Thank you.

Mr. David – Thank you Mr. Kolick. We have had the chance to discuss this a little bit in Caucus, are there any questions? Ordinance No. 2023-008. An Ordinance Amending Sections 1258.05 and 1258.08 of Title Six of Part Twelve of the Planning and Zoning Code of the Codified Ordinances of the City of Strongsville, Concerning Motorist Service Districts and Area Regulations.

Mr. Pfahl – Mr. Chairman.

Mr. David – Mr. Pfahl.

Mr. Pfahl – I move to give favorable consideration for Ordinance No. 2023-008.

Mr. Veris – Second.

Mr. David – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**ORDINANCE NO. 2023-009**

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 Real Estate located on Pearl Road in the City of Strongsville, from GB (General Business) Classification to MS (Motorist Service) Classification (Portion of PPN 397-10-005).

Mr. David – Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Ordinance 2023-009 is a companion to this one. If the first one passes they requested to have a parcel of property just north of the current Get Go station on the corner of Pearl and Drake rezoned over to Motorist

Service so that they can use it for a car wash in conjunction with the service station on the corner. Thank you.

Mr. David – We have had the chance to discuss this a little bit in Caucus, are there any questions? Ordinance No. 2023-009. 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 Real Estate located on Pearl Road in the City of Strongsville, from GB (General Business) Classification to MS (Motorist Service) Classification (Portion of PPN 397-10-005).

Mr. Pfahl – Mr. Chairman.

Mr. David – Mr. Pfahl.

Mr. Pfahl – I move to give favorable consideration for Ordinance No. 2023-008.

Mr. Veris – Second.

Mr. David – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. David - Any other business to come before this Commission this evening? Seeing none, we are adjourned.

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Brian David, Vice Chairman

*Carol M. Brill*

Carol M. Brill, Recording Secretary

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Approved