

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

October 20, 2022

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, October 20, 2022 at 5:50 p.m.**

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

The following was discussed:

JIFFY LUBE: Mr. McDonald stated that the first Item on the Agenda tonight is a Public Hearing for Jiffy Lube. That is going to be continued so if anybody is here for Jiffy Lube, they are going to come back in front of Planning Commission at a future point based on additional information that they need to provide the City before we will be ready for that Public Hearing. The Conditional Use Permit we will continue and the Site Plan we will Table until they return.

CHIEFFALO'S AUTO REPAIR: Mrs. Daley stated that this is the new building for auto repair going in on Pearl Road at the south end close to where the Cleveland Water Department has their facility down there and Sgt. Clean. They have their ARB approval, they did go to the Board of Zoning Appeals for their lot width, so they are good with everything there. The City Planner had no issues so now it is in approvable form from both the City Planner and Engineering. Mr. Miller stated that it was in approvable form from the Building Department. Capt. Tilbert stated that from the Fire Department it is in approvable form but would need a commercial Knox box. Mr. Kolick stated that the Commission could act on this matter subject to the Fire Department report, that would be Item b. You already had the Conditional Use hearing, you just didn't act on it because they had to go to BZA.

Mayor Perciak swore in Mr. McDonald for another 4-year term.

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

Roll Call:

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

Also Present: Mr. Miller, Asst. Bldg. Com.
Mrs. Daley, Asst. Engineer
Mr. Kolick, Asst. Law Dir.
Cpt. Tilbert, Fire Dept. Rep,

Carol Brill, Recording Secy.

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of September 22, 2022. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

JIFFY LUBE/ Frank Malawski, Agent

- a) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(F) and 1242.07 to allow Jiffy Lube to build a 2,984 SF Auto Service Center for property located at the southwest corner of Broxton Drive and Pearl Road, PPN 395-07-001 zoned General Business.
- b) Site Plan approval of a 2,984 SF Auto Repair Center for property located at the southwest corner of Broxton Drive and Pearl Road, PPN 395-07-001 zoned General Business. *ARB Favorable Recommendation 10-12-22.*

Mr. McDonald – Item Number One, Jiffy Lube. We are going to continue the Conditional Use Permit to another time when the applicant is more prepared to come in and we will table the Site Plan, we will do that Public Hearing at that time.

CHIEFFALO'S AUTO REPAIR, LLC./ Matt Parnell, Agent

- a) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(F) and 1242.07 to allow Chieffalo's Auto Repair to build a 3,715 SF Auto Service Center for property located at 18670 Pearl Road, PPN 394-26-006 zoned General Business.
- b) Site Plan approval of a 3,715 SF Auto Repair Center for property located at 18670 Pearl Road, PPN 394-26-006 zoned General Business. *ARB Favorable Recommendation 7-20-21. BZA Variance Granted 9-21-22.*

Mr. McDonald – Item Number Two, Chieffalo's, please step forward and state your name and address for the record.

Planning Commission Minutes

October 20, 2022

Page 3

Mr. Chieffalo – Sam Chieffalo, 17072 Hawks Look Out Lane, Strongsville.

Mr. Mr. McDonald – Thank you, we will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the building and parking lot comply with the setback requirements for the General Business Zoning District. The BZA granted a lot width variance which was required. The Site Plan indicates compliance with the minimum parking requirement and approval of both the Conditional Use Permit and Site Plan are recommended. From Engineering there is no report on the Conditional Use and the Site Plan, plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, the plans are in approvable form. Thank you.

Mr. McDonald – Capt. Tilbert.

Capt. Tilbert – Thank you Mr. Chairman. From the Fire Department, the plans are in approvable form, we will just need a commercial knox box installed. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Thank you. You are in a position to act on these items. Item b if you act favorably should be made subject to the Fire Department report this evening. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Chieffalo's

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(F) and 1242.07 to allow Chieffalo's Auto Repair to build a 3,715 SF Auto Service Center for property located at 18670 Pearl Road, PPN 394-26-006 zoned General Business.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 3,715 SF Auto Repair Center for property located at 18670 Pearl Road, PPN 394-26-006 zoned General Business subject to the Fire Department report this evening.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called All Ayes APPROVED

Mr. McDonald - Any other business to come before this Commission this evening? Seeing none, we are adjourned. Just make sure you check your calendars our next meeting is the first Thursday of November, in fact our November and December meetings are on the first and third Thursdays because of the holidays.

Greg McDonald, Chairman

Carol M. Brill

Carol M. Brill, Recording Secretary

Approved