

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

**Thursday, April 22, 2021
6:00 PM**

- (A) **5:30 PM Caucus.**
- (B) **Executive Session to Discuss Possible Litigation.**
- (C) **6:00 PM Call to Order.**
- (D) **Approval of Minutes of April 8, 2021.**

(E) **PUBLIC HEARINGS:**

1) **STRICKLAND BROTHERS/ Ben Siembida, Agent**

- a) Conditional Use Permit pursuant to C. O. Sections 1258.03(a)(3)(F) and 1242.07 to allow Strickland Brothers 10 min. Oil Change to build a 1,750 SF Oil Change facility for property located at 18488 Pearl Road, PPN 394-26-002 zoned General Business.
- b) Site Plan approval of a 1,750 SF Oil Change facility for property located at 18488 Pearl Road, PPN 394-26-002 zoned General Business. *ARB Favorable Recommendation 3-23-21.*

(F) **NEW APPLICATIONS:**

2) **PROSPECT 82 LLC & ISOMER GROUP, INC./ Howard McIllyried, Agent**

Parcel Split and Consolidation of PPN's 392-33-014 and 392-33-012 for property located at the intersection of Prospect Road and Royalton Road zoned General Business

3) **AUTOZONE/ Wesley Berlin, Agent**

Site Plan approval of a 6,816 SF AutoZone retail store for property located at 20968 Royalton Road PPN 392-33-014 zoned General Business. *ARB Favorable Recommendation 2-23-21.*

4) **SGT. CLEAN NORTH/ Brian Krusz, Principal**

Site Plan approval for a 2,446 SF expansion to the existing Sgt. Clean Car Wash for property located at 12653 Pearl Road, PPN 396-07-005 zoned General Business. *BZA Variance Granted 3-24-2. ARB Favorable Recommendation 4-6-21.*

(F) NEW APPLICATIONS, Cont'd:

5) SGT. CLEAN SOUTH/ Brian Krusz, Principal

Site Plan approval for a 9' x 6' – 6" equipment room on the south side of the site with underground reclaim water tanks for the existing Sgt. Clean Car Wash, property located at 18534 Pearl Road, PPN 394-26-003 zoned Commercial Service. *BZA Variance Granted 3-24-21. ARB Favorable Recommendation 4-6-21.*

6) MARIA GARDENS/ Tom Kaminski, Agent

Extension of time until 4-30-22 for the proposed 4,096 SF shade structure as previously approved on 4-30-20 for Maria Gardens, property located at 20465 Royalton Road, PPN 393-15-001 and 393-16-001 zoned R1-75. *BZA Variance Granted 3-24-21*

(G) REFERRALS AND RECOMMENDATIONS TO CITY COUNCIL:

7) ORDINANCE NO. 2020-104

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 Various Properties and Vacant Land Located on or Near Prospect Road, in the City of Strongsville from GI(General Industrial) Classification to RT-C (Townhouse-Cluster) Classification (Portions of PPN's 394-14-001; 394-14-002; 394-14-003); From GI (General Industrial) Classification to R1-75 (One Family 75) Classification (Portions of PPN's 394-14-004; 394-14-005; 394-14-006; 394-14-007); From GI (General Industrial) Classification to R1-100 (One Family 100) Classification (Portions of PPNs 394-18-009; 394-20-023; 394-20-029); and From R1075 One Family 75) Classification to R1-100 (One Family 100) Classification (Portions of PPNs 394-18-009; 394-20-023; 394-20-029 and Declaring an Emergency.

8) Recommendation to City Council pursuant to Article IV Section 5 (e) of the Charter and C.O. Section 1244.01 (a) to amend the zoning map to change the designation of certain portions of P.P.N.'s 394-14-001, 394-14-002 and 394-14-003 from General Industrial (GI) to Residential Townhouse and Cluster (RTC) and to change the designation of certain portions of P.P.N.'s 394-14-004, 394-14-005, 394-14-006 to 394-14-007 from General Industrial (GI) to Residential 1-75 (R1-75) consistent with the map attached hereto and to remove the current building and parking setback lines on the zoning map on these parcels.

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