

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

APRIL 8, 2021

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, April 8, 2021 at 5:45 p.m.**

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

The following was discussed: There was no Caucus this evening.

Mayor Perciak swore in Kim Veris for a 4 year term on the Planning Commission.

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

Roll Call:

Members Present: Mr. McDonald
Mrs. Walker
Mr. Pfahl
Mr. Veris
Mr. Schonhut
Mr. David
Mayor Perciak

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 March 11, 2021. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

TIM STOPPER OF TLT PROPERTIES, LLC/Aaron Appell, Agent

Site Plan approval of the installation of storm sewer and storm water management basin to be used for rainwater harvesting and parking lot improvements adding 46 parking

spaces for property located at 20465 Royalton Road, PPN 393-16-001 and 393-15-011 zoned R1-75.

Mr. McDonald – Item Number One, Tim Stopper of TLT Properties, please step forward and state your name and address for the record.

Mr. Appell – Aaron Appell, Bramhall Engineering & Surveying Company, 801 Moore Road, Avon, Ohio 44011.

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

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, this request is for site plan approval for an expansion of the parking lot and the installation of rainwater harvesting improvements at the Maria Gardens. The subject site is zoned R1-75 and the existing garden center is a legal non-conforming use therefore the applicant will need approval from the Board of Zoning Appeals for expansion. From Engineering the plans are in approvable form. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, there is no report as there was no site lighting added to this project. Thank you.

Mr. McDonald – Capt. Tilbert.

Capt. Tilbert – Thank you Mr. Chairman. From the Fire Department, there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. Normally since this is zoned R1-75 the Charter wouldn't even permit the BZA to do what they are requesting however, there was litigation going back to 1992 that would allow BZA to at least act on this matter so with that you will need to deny it so that they can go over to the BZA. Thank you.

Mr. McDonald – Are there any questions or comments? Hearing none, I would entertain a motion for Tim Stopper of TLT Properties, LLC.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of the installation of storm sewer and storm water management basin to be used for rainwater harvesting and parking lot improvements adding 46 parking spaces for property located at 20465 Royalton Road, PPN 393-16-001 and 393-15-011 zoned R1-75.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Nays

DENIED

Mr. McDonald – So you understand this is procedural but thank you for coming and you are all set for today.

Mayor Perciak – Have you met with Carol?

Mr. McDonald – He already has his application in.

Mayor Perciak – You got it all in, you are done, you are ready to go?

Mr. Appell – We turned it in today.

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

Greg McDonald, Chairman

Carol M. Brill

Carol M. Oprea, Recording Secretary

Approved