

## STRONGSVILLE PLANNING COMMISSION

### MINUTES OF MEETING

May 13, 2021

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, May 13, 2021 at 5:45 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Mary Jane Walker; Edward Pfahl; Brian David and Kim Veris; 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:

**JOSEPH LIPOVITS:** Mrs. Daley stated that this application is for a lot split of an existing parcel in the Pine Lakes Crossing Subdivision. It is an odd shaped parcel to begin with. They would like to split off the corner piece and have that for a single family residence and then the remainder is a long narrow piece on Pin Oak that they would like to use as clusters. I believe that this was approved as a single family cluster development originally back in the 90's. I am sure Dan can tell you about that. Both of the lots will meet the required areas. The City Planner had some concerns on this narrow lot which is 25A, they are showing a 25 foot front building line and then the rear building setback is 35 feet because that is a single family lot next door so it is 35 feet. That only leaves 25 feet there to build on. The City Planner had some reservations about approving that with only 25 feet to build a cluster house one. Also, the City Planner is requesting a revised Overall Development Plan that shows the breakdown of the number of units, open space and distinction between the clusters and single family so that he can check those against what our Code requirements are for density. So without that the City Planner is asking that this just be tabled so that he can review the Overall Plan. Mr. Miller stated that there was no report from the Building Department. Capt. Tilbert stated that there was no report from the Fire Department. Mr. Kolick stated that to put this in perspective, when this was approved back in 1994, 93 or 94, we had explained to him that this was a non-buildable lot and we had asked him back at that time to turn it over into Common Property. The retort from Mr. Lipovits at that time, and his representative Milton Gozelanczyk said they didn't want to turn it into Common Property because they wanted to acquire another lot off of Webster, as I recall, owned by a Mr. Wood and at the point they got that acquired they would attach it to this and then it would be a buildable lot. Well that hasn't been done so it is still a non-buildable lot. It is a 25 foot frontage there and with a rear yard or is no 35 foot, you are leaving about 20 feet for the width of a home on that parcel and any house that would go on there wouldn't be in uniformity let's say with the rest of the development. On top of all that we don't know if it meets the dwelling density, the green area, we've asked them for that information and they haven't produced that information. Another thing is that they

had to pay the Homeowners Association a Rec fee for every lot. To our knowledge I don't think that has been paid. If they divide off this lot, because they are creating another lot. There's all types of problems, we'll talk with them on the floor but on the other side, I don't want them to go through this and bring up all this information only for us to tell them they can't develop it anyway. This was set aside for one purpose, so they could attach the Wood parcel onto it and then develop it. To my knowledge they haven't done it unless there is something new and they can explain that tonight at the meeting. You are not in a position to grant it, that is for sure.

**ROYALTON COLLECTION:** Mrs. Daley stated that this application is for another lot split. This one we saw maybe a month ago. It had to go to the BZA, no frontage for two of the parcels onto Royalton. This is the Royalton Collection buildings so they will be creating 4 parcels. They cannot have any additional curb cuts or free standing signs. They do have that note on the plat already, it was noted on there. They will need some cross easements and some deed restrictions. Mr. Miller stated that there was no report from the Building Department. Capt. Tilbert stated that there was no report from the Fire Department. Mr. Kolick stated that this is the parcel that has the Panera, the Outback on it, also the Home Goods and the other shopping center. They wanted to split those off and in order to do so they needed a whole new set of Covenants and Deed Restrictions and Easements because they are all using that roadway that is in the middle now. So, to act on this, you are not changing anything that is physically laid there. Everything that is physically laid there is all going to remain the same but you'd be imposing new lot lines on there so that Panera if they wanted could acquire their lot and Outback could acquire their lot so we've done this in other places with these Covenants and Deed Restrictions. They delivered to my home probably about 3:00 p.m. today the last document that I needed for this so you are in a position to grant it. They are even doing it for finance purposes, either for sale or for mortgage purposes to separate these out, so it really doesn't matter to us, in fact it may be more useful to have that in the economic climate that we have now. Mayor Perciak stated that he agreed. It is absolutely vital that they are doing what they are doing because should they decide to sell something off it will be defined, it will be ready to go and like you said it will then be bankable. Mr. Kolick stated that the other thing is, all those restrictions we had on to protect the people from Ledgewood, all those remain, the same setbacks, the same distances, all those things that when we had originally rezoned the property. You are in a position to, and they put in there also that there will be no new signage, they understand that because we don't want a whole series of signs out there and no other ingress and egress on Royalton Road, it will be on the plat and also in the Covenant and Deeds and they can't change it without us waiving it particularly. So we are ready to go, you are in a position to act on this just make it subject to the filing of those Covenants, Easements and Deed Restrictions.

**INDUSTRIAL LAND PARTNERS HOLDINGS LLC:** Mrs. Daley stated that this application is for a lot split of the land off the newly created Infinium Way and Prospect, Lunn Road. This is right next to where Infinium is building right now on Prospect at the south end. So with the land that is left, they would like to split that into two lots. One will front on Lunn Road and the other will have frontage on both Infinium Way and Prospect. So they generally meet the zoning requirements, this is General Industrial. For the lot that is on Lunn Road, Lunn Road is not an industrially improved road so when they developed earlier on the other piece is they had an access easement from Commerce Parkway that goes to that lot, it is Lot 4E. So that is where their truck traffic will come, because they can't have trucks on Lunn Road. In addition there is no sanitary access for that lot so when they go to build they are going to have to extend the sanitary sewer down Lunn Road so that they can service that building and then the one that is on the north side of the street. The City Planner had no major issues with it, since it meets all the requirements and from Engineering it is in approvable form. I do want to let you know that I talked to their engineer this afternoon and they did say that they had an end user for the large parcel, 4F on Prospect who is ready to get moving. Mayor Perciak stated that this is an extraordinary request. I certainly don't know what they want to do with this and I would highly recommend that they set up a meeting with the administration so that we can further define for all of you up here what they are trying to do here. This is as clear as mud to me. I've done this for over 40 years in my life and my vote is NO. Mr. McDonald stated that he thought he heard the Mayor say that he would like to wait, right? Mayor Perciak stated that right now not the way it is. Mr. Miller stated that there was no report from the Building Department. Capt. Tilbert stated that there was no report from the Fire Department. Mr. Kolick stated, if you look at that split map that they have there, you see the big problem is over where we extended the road for Infinium, if you look there and look where it says Lot 4F. There is a block there that is going to be a renegade block, no one is going to maintain it. The strip there goes around Infinium Way. That is the real problem area. That needs to be cleaned up, it doesn't make any sense, you can't put anything on it. It is too small to put anything on and we need to bring him in so I think you can table it tonight. The other thing we need . . . Mayor Perciak stated that he agreed and let's get him in here and find out what he really has planned and see where he wants to go with this and then maybe through Engineering Department and our Building Department and along with you Dan we can recommend to him how it can work. Mr. Kolick stated that is what we want to do and we have another problem, the lot he is splitting off, and it is not his fault, but the lot he is splitting off from Lunn, we don't have industrial street standards in, we don't have the sanitary sewer. We've done this in the past by granting these deviations and having them sign an Affidavit understanding that at the point it gets developed they've got to extend those improvements and I am talking about the lot on 4E now not 4F so basically we need them to come in here and meet with us so we can sort through as the Mayor said, everything that is happening with this, what type of user and what

they've got going for 4F. I hope they have a good user for it, that is great but we still need to get together with them before we could do this. Mr. McDonald asked how big that piece on 4F that fronts Prospect remain. How many acres is that going to be? Mr. Kolick stated that he thought it was like 14 acres. Looking at this, the big piece that abuts Infinium, Commerce Parkway and Prospect, 4F is 11.7086 acres. You are talking an 11 acre lot which is the size we've been using, 10 acres for the a lot of the improved lots anymore. Again, if they did that, the rest of the lot that is on Prospect is okay because you still can get trucks off of Infinium Way to serve that, sort of like we did with Infinium and you could have car traffic coming off of Prospect but trucks would have to come off of Infinium Way but we have to see what he has planned, who the user is, what type of truck traffic they are going to have, there are all these issues that are here yet. Mayor Perciak stated, one last thing Mr. Chairman, this is an experienced developer, he has been doing this for decades, he should understand what needs to be done here without a lot of guidance from us.

**ORDINANCE NO. 2020-064:** Mr. Kolick stated that this is the corner of Rt. 82 and Prospect where you see all the trees on that southeast corner. There is a proposal to come in. The corner right now, the very corner is zoned LB. Everything around it is zoned R1-75. The proposal as you see, there is sort of a conceptual plan is to enlarge the LB on the corner which means they have to take some of the R1-75 and add it to the LB and then take the rest of the R1-75 the consolidation of lots and rezone those over to Residential Townhouse Clusters. So there will be residential surrounding that LB but also residential backing up to Sterling Point and that area. We need to make a recommendation because this also has to go on the ballot so we need to move it on tonight with a recommendation. With that, unless there are any other questions. Mr. Schonhut asked if on number three we were going to table that or voting on it. Mr. Kolick stated Item 3 should be tabled, Item 2 you can act on and Item 1 we have to talk to the applicants here tonight and Item 4 we need to act on.

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 April 22, 2021. If there are no additions or corrections they will stand as submitted.

### **NEW APPLICATIONS:**

#### **JOSEPH LIPOVITS/ Paul Lipovits, Agent**

Parcel Split of PPN 398-07-058 located on Pin Oak Drive zoned R1-75.

Mr. McDonald – Item Number One, Joseph Lipovits, please step forward and state your name and address for the record.

Mr. Lipovits – Paul Lipovits, 35620 Grafton Eastern Road, Grafton, Ohio 44044. I am here for my father who developed this property originally. We are looking to split this strip of property on Pin Oak Drive. It was said before that it could not be split because the second parcel which is the longer strip would be unbuildable. I did have a conversation with Lori and Mr. Smerigan approximately 3 weeks ago or so and I want to state this to you because it was kind of a miscommunication there. When we talked we were originally going to split it into 3 pieces when I talked to Lori and Mr. Smerigan and he did mention drawing up the whole property and then doing the calculations on what could be residential R1-75 and what could be cluster. After that we decided to go to just a two lot split. Therefore, I did not do that, I did send an e-mail prior to making the application, a few days before making the application in late April and I did not hear anything back so that is why I don't have any kind of information on that for you. I didn't believe I had to do anything else other than what I had shown them, which is what you are seeing in front of you. This is out of your book, Section 1252.19 required lot area to be maintained; a parcel of land maybe subdivided into two or more parcels provided all lots resulting from such division shall conform to the lot area and width regulations of the district of which it is located. The first corner lot, subplot 24, I am sorry subplot 24A which the original subplot 24 already met that previous requirements when it was platted and therefore it would still be that way and then the longer parcel meets any requirements for a cluster development. It meets lot width, it meets lot area, it meets lot depth and we have more than enough ratio in this development because this is the only lot that would be a cluster at this time. We are not proposing to build a cluster lot on here just to let you know. We are not proposing it, I am just proving the fact that it is

a buildable lot. I heard when Mr. Kolick said it doesn't meet requirements, I did not hear any specifics of where that is because it meets every specific.

Mr. McDonald – We are not going to debate this tonight I just wanted to understand what your intent was with the property. We will now listen to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you Mr. Chairman. From the City Planner, the proposed subplot 24A will conform to the minimum area and frontage requirements for a detached single family lot on an R1-75 zoning district. The applicant proposed subplot 25A as a cluster, 25A meets the minimum area and frontage requirements of a cluster lot. The applicant is proposing a front setback on this proposed cluster lot of 25 feet and this lot will require a setback of 35 feet from the northerly or rear lot line. With those setbacks the maximum permissible depth of the dwelling unit on this lot would be less than 25 feet. Section 12.53.11(b)(3) does authorize the Commission to permit a lesser setback if it determines that the intent of the regulation will be met however that does not seem to make sense in this circumstance. Since this is a proposed amendment to an approved single family detached and cluster development, the applicant will need to provide a revised overall development plan showing the final breakdown of the units and the open space areas for the Commission's approval to accompany the proposed lot split map. We have never revised a single family detached to cluster development without an updated overall plan. While he has reservations about any approval of this lot split, the items should at the very least be tabled pending submission of a revised overall development plan. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, there is no report. 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. We need to get an overall development plan. Under 1253.11(a)(2), we need to know what the dwelling per unit density is. Under 1253.11(a)(3), we need to know that it meets the 20% green area. Under 1253.11(b)(2), we need to know it doesn't exceed maximum numbers of clusters. They had an agreement with the Homeowners Association to pay a rec fee for every lot. You

are now creating, what I am hearing one lot, I heard something about three lots before but I don't know if that has been paid over to the Homeowners Association. If it has we need to know what they are doing with that \$800.00 per lot rec fee fund that is required. None of these things have been provided to us but, going back to that, we don't have a problem with your corner lot, your corner meets the areas but you are cutting it out and you are leaving a renegade piece that is there. I know this issue came up in 1994, I was sitting with the Commission and we explained at that time, and everybody understood, this was not a buildable lot. It said so in the minutes. Milton Gozelanczyk, your representative, said he knows it is not a buildable lot. It is just that you are holding it so you could pick up Mr. Woods lot to the rear. I don't know where that is at but until such time as you can pick up that piece and add it on, it is not a buildable lot. That is where we are at, we can't do anything but table this. You need to get us that information or come in and talk with us again so that we can sort through this, maybe you can let us know where you are at in picking up the lot from Mr. Wood. You need to get to the Homeowners Association and pay any additional amounts that are due. We need to see that done as well, that really is where it is at. Thank you.

Mr. Lipovits – Regarding the Homeowner's Association, we paid for the recent Rosie Lane, second phase completely before that was started but we are not going to pay an Association with something that we don't have split yet.

Mr. Kolick – I don't have a problem paying it now Paul, you just have to make arrangements with them to understand that if it is split you get something over to them because we have to then approve what they do with the funds. That is what it is.

Mr. Lipovits – I understand.

Mr. Kolick – We need to get together, you need to contact Carol, we can get together up at City Hall and talk with you.

Mr. Lipovits – I did have one thing I just wanted to say. We were going to table this anyway because after talking to Lori today and myself going over this more, the engineer made a small drawing error. In the cluster piece the setback would be 20 feet, that is the minimum therefore it would give you a 30 foot building pad. I also want to tell you that this lot is bigger than many other cluster lots that go down to 55, 56, much less in width yet they are approved and in Strongsville.

Mr. Kolick – Again, we won't resolve it here, the only thing I would tell you is that setback was set for the whole subdivision so all the streets down there are set at 25 feet. It wouldn't make sense to all of a sudden to move one house up 5 feet closer to the road when all the others that are on that street are set 5 foot back farther. I don't want to delude you into thinking that this is something that I am looking at very

optimistically that we are going to change that setback for one home. You'd have one home out in front of all the others and you have all single family there, other than this one cluster here and it will be out of character with the neighborhood. We won't resolve it here tonight.

Mr. Lipovits – I understand, I am just trying to get all the information I can.

Mr. Kolick – And I am trying to be straight with you on everything here as to where we are going.

Mr. Lipovits – I am sorry, one last question. When you want the maximum area in density, do you just want this piece that was developed or do you want the backland that is connected because there is another 10 acres connected and then do you want Phase 2 or Rosie Lane connected as well?

Mr. Kolick – You can talk with Engineering, we'll talk with you about that. It's all what is encompassed within the Covenant and Deeds and I am not sure Rosalie was, Rosalie was added to Pine Lakes but I am not sure it was added to Pine Lakes Crossing and that is what we have to look at.

Mr. Lipovits – I just don't want to do it twice that's all.

Mayor Perciak – I think you are right.

Mr. Lipovits – That was my . . . .

Mr. Kolick – I don't think your area in Rosalie would be added in here. I don't think, but it is something we have to look at.

Mr. Lipovits – Understood.

Mr. McDonald – Are there any questions or comments? So we will Table this and you know what you need to do administratively. Thank you.

**ROYALTON COLLECTION – SOMERA ROAD/ William Boron, Agent**

Parcel Split/Subdivision of PPN's 396-12-033 and 396-12-035 located at 17800 Royalton Road, zoned Office Building, General Business and Restaurant Recreational Services. *\*BZA Variance Granted 4-14-21.*

Mr. McDonald – Item Number Two, Royalton Collection, please step forward and state your name and address for the record.

Mr. Boron – Bill Boron, 6000 Lombardo Center, Seven Hills, Ohio 44131.



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 BZA did approve the required variances and approval is recommended. From Engineering we will just need the cross easements for ingress, egress, utilities, parking and storm water management. Just to note; they are showing on the plat restrictions as to no additional curb cuts onto Royalton Road and no monument signs. Thank you.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, there is no report. 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. As I mentioned in Caucus, I received the final Covenant and Deeds and Easements this afternoon, they are in approvable form. We just need to make any approval subject to the filing of those Covenant and Deed Restrictions and Easements and then this will need to go to City Council. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for a Parcel Split/Subdivision of PPN's 396-12-033 and 396-12-035 located at 17800 Royalton Road, zoned Office Building, General Business and Restaurant Recreational Services subject to the filing of the Covenant and Deed Restrictions and Easements.

Mrs. Walker – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

**INDUSTRIAL LAND PARTNERS HOLDINGS LLC/ David Pietrantone, Agent**

- a) Deviation from Codified Ordinance Section 1228.01(i) to permit a parcel split/subdivision without sanitary sewers on Lunn and Prospect Road, PPN 394-05-006 zoned General Industrial.
- b) Deviation from Codified Ordinance Section 1228.01(i) to permit a parcel split/subdivision with pavement not meeting Industrial Standards on Lunn and Prospect Road, PPN 394-05-006 zoned General Industrial.
- c) Parcel Split/Subdivision of PPN 394-05-006 located on Lunn and Prospect Road, zoned General Industrial.

Mr. McDonald – Item Number Three, Industrial Land Partners Holdings LLC, please step forward and state your name and address for the record.

Mr. Piszczak – Spencer Piszczak, Industrial Land Partners Holdings as Owner, Premier Development Partners as Contractor, 5301 Grant Avenue, Suite 100, Cleveland, Ohio 44125.

Mr. Kolick – Mr. Chairman, maybe I can jump in. Spencer you were not here during the Caucus and we talked a little bit about this in Caucus. Do you have a user for that 4F?

Mr. Piszczak – We have a couple of different very interested parties for the same parcel so we will see what happens.

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, both lots will conform to the minimum area and frontage requirements for lots in the GI Zoning District and approval is recommended with a reservation on parcel 4F. From Engineering just a couple of notes; truck access to Lot 4E, which is fronting on Lunn Road will be through an existing access easement to Commerce Parkway and all also for Lot 4E, the sanitary sewer must be extended down Lunn Road when they are ready to building there and Lot 4E does not front on an Industrially improved street. Thank you.

Mr. Piszczak – Understood.

Mr. McDonald – Thank you, Mr. Miller.

Mr. Miller – Thank you Mr. Chairman. From the Building Department, there is no report. 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. As I mentioned in Caucus, the one thing we've got with this lot 4F for the applicant, it has this weird flag shape that is left on Commerce Parkway extension that is labeled 4F that is problematic to the City as to what we do with that section. It is obviously not large enough to put any Industrial building on, we really need to have him come in here internally, talk with us to see what we can do on it. On 4E we are going, because it is a split and it's only access now is going to be on Lunn Road, as you know Lunn Road doesn't meet our street pavements, doesn't meet our sanitary sewer requirements, so there are documents you are going to need to sign. We have in the past, I can't speak for the Commission, but in the past they've allowed certain deviations provided you give us certain title work indicating that when that parcel gets developed in the future that those items will be remedied. As you know we did something similar on Commerce Parkway years and years ago that took probably about 9 months for you to get me those documents so we want to get all that into place. I would like to table this tonight and they can come in internally, let's work through everything. We will work to get it accomplished for you but we want to find something to do with that stub off of Commerce Parkway, that rectangular stub. We don't want it to be left as a maintenance headache in the future for us on there.

Mr. Piszczak – When you refer to a maintenance headache, what are you referring to?

Mr. Kolick – I am referring to this whole area that is part of 4F that is on Commerce Parkway and then it flags around and then the strip going up to Infinium. We are okay with the rest of 4F over here but you really need to find something to do with that. Again, come in administratively, we won't get it resolved here tonight and let's see what we can do.

Mayor Perciak – Spencer, we've been together a long time, both sides of this thing. I don't remember us having a conversation here, I have no idea what you are trying to create or do. Brent Painter our Economic Development Director is unaware of anything because I am certain he would tell me. We want to work with you but we have to understand what your objective is here.

Mr. Piszczak – All we are trying to do is get these lots separated so we are not doing a fire drill when somebody is ready, the next project is ready to go. That is what we are doing because here is a good example and it is not criticism is that we are being tabled and we have to come back in and we have to work it out, that is fine but we just want everything in order because today people are losing their patience. If they can't get done what they need to get done in a timely manner, that is why we try to have all our lots cleared, they are on to the next thing and with the way things are, it is a bazar paradigm right now we have where materials, the delivery of materials is double and triple of what it normally is. The cost of some of these things are double and triple so it is creating a lot of anxiety.

Mayor Perciak – We agree, I agree with all that because as you know I still deal with all that. At the end of the day it's hard to envision what is going to go there and what you are going to do with it so that we can have a better idea. If we would at least know what is going to go there. It is just like Infinium Walls, we made all kind of adjustments to make that happen. That is the same thing here, these are commercial lots, these are not platted residential lots.

Mr. Piszczak – No but I can't tell you, the Commission, I have no idea what is going to go onto Lunn Road. I have absolutely zero interest, today, going back.

Mr. Kolick – Come in and talk to us internally, it's probably 4F that we have the bigger questions about to see how it's going to work and what is going to go but again we won't resolve it here tonight Spencer.

Mr. Piszczak – That is fine we are happy to do it.

Mr. McDonald – Are there any questions or comments? So we will table this for tonight.

### **REFERRALS AND RECOMMENDATIONS TO CITY COUNCIL:**

#### **ORDINANCE NO. 2021-064:**

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 Vacant Land and Real Estate located at Royalton Road and Prospect Road in the City of Strongsville from R1-75 (One Family 75) Classification to LB (Local Business) Classification (Part of PPN's 393-15-003 and 393-15-004), and from R1-75 (One Family 75) Classification to RT-C (Townhouse-Cluster) Classification (Part of PPN's 393-15-002, 393-15-003, 393-15-004 and All of 393-15-

005; 393-15-006; 393-15-007; 393-15-008; 393-15-009; 393-15-010; 393-15-012; 393-15-013 and 393-15-014; and Declaring an Emergency.

Mr. McDonald – Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman, this is an Ordinance that would need to go before the voters, it is the corner of Rt. 82 and Prospect. We've had over the years a number of different development options come in for commercial uses and there seems to be a lot of push back on the commercial but this developer is now proposing to leave just the corner Local Business and to put townhouse cluster residential around it. I don't know where the people in the Ward will be on this but hopefully it is something more acceptable to them being residential than commercial was. You need to make a recommendation that needs to be made tonight only because of time periods in order to get it on the ballot for November and Councils time period. We are ready to take your recommendation over to City Council.

Mr. McDonald - ORDINANCE NO. 2021-064: 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 Vacant Land and Real Estate located at Royalton Road and Prospect Road in the City of Strongsville from R1-75 (One Family 75) Classification to LB (Local Business) Classification (Part of PPN's 393-15-003 and 393-15-004), and from R1-75 (One Family 75) Classification to RT-C (Townhouse-Cluster) Classification (Part of PPN's 393-15-002, 393-15-003, 393-15-004 and All of 393-15-005; 393-15-006; 393-15-007; 393-15-008; 393-15-009; 393-15-010; 393-15-012; 393-15-013 and 393-15-014; and Declaring an Emergency.

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David - Move to give favorable consideration for Ordinance 2021-064.

Mrs. Walker – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call: All Ayes APPROVED

Mr. McDonald – Mr. Schonhut, you have a favorable recommendation to take back to City Council.

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

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Greg McDonald, Chairman

*Carol M. Brill*  
Carol M. Brill, Recording Secretary

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Approved