

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

July 21, 2022

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, July 21, 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 and Building Commissioner, Michael Miller.

The following was discussed:

LITEHOUSE POOLS: Mr. Miller stated that this is a request for approval to construct a new building. The property is zoned General Business. The proposed building is 22,000 SF in area with 2,125 feet of office, the remainder is warehouse. Parking spaces meet the Code requirement and the City Planner recommends approval per any comments from the City Engineer. From the City Engineer the plans are in approvable form subject to a review of detention basin calculations as submitted. From the Building Department it is in approvable form and from the Fire Department they would like the knox box installed in accordance with the Ohio Fire Code. Mr. Kolick stated that the Commission could act on this matter subject to Engineering and Fire Department reports.

JANICE WARYK: Mr. Miller stated that this is a request for an approval for a lot split from PPN 391-23-024. The new parcel shown on the plat as parcel 2 would have a 75' frontage on Wolzhaven. The remainder portion of the current parcel would be 29,684 SF and have an 89.6' frontage on Prospect. Subject properties are zoned R1-75. Both parcels comply with minimum lot requirements for R1-75 and approval is recommended subject to any comments of the City Engineer. From the City Engineer the plat is in approvable form. From the Building and Fire Departments there is no report. Mr. Kolick stated that the Commission could act on this matter.

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
Mayor Perciak

Also Present: Mr. Miller, Asst. Bldg. Com.
Mr. Kolick, Asst. Law Dir.

Carol Brill, Recording Secy.

APPROVAL OF MINUTES

Mr. McDonald – You have had a chance to review the minutes of June 23, 2022. If there are no additions or corrections they will stand as submitted.

NEW APPLICATIONS:

LITEHOUSE POOLS/ Rick Jozity, Agent

Site Plan approval of a 24,125 SF office/warehouse building for Litehouse Pools located at 10968 Pearl Road, PPN 392-20-007 zoned General Business. *ARB Favorable Recommendation 6-21-22.*

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

Mr. Jozity – Rick Jozity, 6887 Smith Road, Middleburg Heights, Ohio.

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

Mr. Miller – Thank you Mr. Chairman. This is a request for approval to construct a new building. The property is zoned General Business. The proposed building is 22,000 SF in area with 2,125 feet of office, the remainder is warehouse. Parking spaces meet the Code requirement and the City Planner recommends approval per any comments from the City Engineer. From the City Engineer the plans are in approvable form subject to a review of detention basin calculations as submitted. From the Building Department it is in approvable form and from the Fire Department they would like the Knox box installed in accordance with the Ohio Fire Code. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You can act on it tonight, if favorably it needs to be made subject to the Engineering Department report about the detention basin and the Fire Department as far as the Knox box is concerned. I know that they turned in their detention basin calcs but our City Engineer who reviews them happens to be on vacation. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for Site Plan approval of a 22,000 SF office/warehouse building for Litehouse Pools located at 10968 Pearl Road, PPN 392-20-007 zoned General Business subject to the review of the detention basin calculations by our Engineering Department and the Fire Departments requirement for a knox box.

Mr. Kolick – Mr. Chairman, the only thing I would note is that it is 24,125 SF because that includes the office building part on it as well.

Mr. David – So moved.

Mr. Pfahl – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

JANICE WARYK/ Don Waryk, Agent

Parcel Split of PPN 391-23-024 located at 9985 Prospect Road zoned R1-75.

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

Mr. Waryk – Don Waryk, 36369 Westfield Drive, North Ridgeville, Ohio.

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

Mr. Miller – Thank you Mr. Chairman. This is a request for an approval for a lot split from PPN 391-23-024. The new parcel shown on the plat as parcel 2 would have a 75' frontage on Wolzhaven. The remainder portion of the current parcel would be 29,684 SF and have an 89.6' frontage on Prospect. Subject properties are zoned R1-75. Both parcels comply with minimum lot requirements for R1-75 and approval is recommended subject to any comments of the City Engineer. From the City Engineer the plat is in

approvable form. From the Building and Fire Departments there is no report. Thank you.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – Thank you Mr. Chairman. You can act on this, it meets the Code requirements. Thank you.

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

Mr. David – Mr. Chairman.

Mr. McDonald – Mr. David.

Mr. David – I move to give favorable consideration for a Parcel Split of PPN 391-23-024 located at 9985 Prospect Road zoned R1-75.

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.

Greg McDonald, Chairman

Carol M. Brill

Carol M. Brill, Recording Secretary

Approved

