

# STRONGSVILLE PLANNING COMMISSION

## AGENDA

**Council Chambers  
18688 Royalton Road**

**Thursday, May 25, 2006**

**8:00 PM**

- (A) 7:30 PM Caucus
- (B) 8:00 PM Call to Order
- (C) Approval of Minutes of May 11, 2006, March 14, 2002 and March 28, 2002

(D) **PUBLIC HEARINGS:**

(1) **PALMERS GRILL/ Ron Pohl, Agent**

A Conditional Use Permit pursuant to C. O. Sections 1258.04(a), 1258.03(a)(3)(A)(7) and 1242.07(b) to utilize 460 SF as a outdoor patio for Palmers Grill, located at 17100 Royalton Road, PPN 396-14-007 zoned Shopping Center.

(E) **FINAL APPROVALS:**

(2) **INTERNATIONAL KARATE CENTER/ Jeff Ellis, Principal**

- a) Subdivision of PPN 393-37-052 located on Pearl Road zoned General Business.
- b) Site Plan approval of a new 5,293 SF Retail Building to be located on Pearl Road, PPN 393-37-052 zoned General Business.

(3) **HANDLE RIDGE ESTATES SUBDIVISION NO. 1/ Paul Stradtman, Principal**

- a) Deviation to permit a subdivision without sanitary sewers for property on Handle Road, PPN 398-13-006 and 398-13-003 zoned R1-75, pursuant to Codified Ordinance Section 1228.01(i).
- b) Subdivision Plat of PPN 398-13-006 and 398-13-003 to be split into three parcels, listed as, Split Parcel 1A, Split Parcel 2A and Parcel B located north of Forest Park and east of Handle Road zoned R1-75.

(4) **HANDLE RIDGE ESTATES SUBDIVISION NO. 2/ Paul Stradtman, Principal cont'd**

Resubdivision for 32 Single Family Sublots for property located north of Forest Park and east of Handle Road, PPN 398-13-006 and 398-13-003 zoned R1-75.

(F) **NEW APPLICATIONS:**

(5) **DUKE CONSTRUCTION SUBDIVISION L.P./ Michael Prochaska, Principal**

- a) Deviation to permit a subdivision without sanitary sewers and pavement not meeting Industrial Standards on Lunn Road for property located at 21848 Commerce Parkway, PPN 394-03-001 zoned General Industrial, pursuant to Codified Ordinance Section 1228.01(i).
- b) Subdivision Plat of PPN 394-03-001 to be split into two parcels, listed as Lot 2A-R3 and Lot 2A-R2, located at 21848 Commerce Parkway zoned General Industrial.

(6) **TSW INDUSTRIES/ Ralph Wilcox, Agent**

Site Plan approval of a 5,000 SF steel building to be used for storage and a 9,800 SF Parking Expansion for property located at 14960 Foltz Parkway, PPN 392-02-006 zoned General Industrial.

**(7) WESTFIELD/SOUTHPARK MALL/ Larry Powers, Agent**

Revision to the Master Sign Program to add (5) signs, one for Dick's Sporting Goods, two for Westfield Shoppingtown and two for CineMark for property located at 17071 South Park Center, part of PPN 396-20-001 zoned Shopping Center.

**(8) WESTFIELD/SOUTHPARK MALL/ Larry Powers, Agent**

Approval of the proposed Design Criteria for the tenant's façade design, providing for the guidelines for storefront design for the Westfield Shoppingtown Expansion located at 17017 South Park Center, PPN 396-20-001 zoned Shopping Center.

**(9) CINGULAR WIRELESS PCS, LLC, AKA AT& T WIRELESS/ Z. Satarawala, Agent**

- a) Conditional Use to permit 3 additional wireless antennas to the existing 9 antennas at the Power Tower Insert located on Whitney Road and to add a new cabinet at the base of the tower.
- b) Site Plan approval of an 11 x 22 above ground cabinet and cement pad to be located on Whitney Road, PPN 395-11-020 zoned R1-75.

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