

# STRONGSVILLE PLANNING COMMISSION

## MINUTES OF MEETING

November 21, 2024

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, November 21, 2024 at 5:55 p.m.***

Present: Planning Commission Members: Gregory McDonald, Chairman; Michael Polo, Kim Veris, Mr. Toth, Michael Kalinich Jr., and Mayor Thomas Perciak; Administration: Assistant Law Director, Daniel Kolick; Building Commissioner, Ted Hurst; Assistant Engineer, Lori Daley

The following was discussed:

**SMARTIK ACADEMY:** Mrs. Daley stated this is a daycare located at the southern end of Pearl Road. They would like to install a 25'x 40' pavilion behind the building and fencing around their playground area. From the City Planner, he has no issues and it complies with the zoning requirements. From the Engineering Department, it is in approvable form. Mr. Hurst stated, From the Building Department, this is an open aired structure and it complies with the Zoning Code. The City Planner reviewed this as well and they do have means of egress for the corridor because the kids do need the ability to get out in the case of an emergency and they have all the panic hardware on the gates. It complies with everything from the Building Department. Mr. Kolick, From the Law Department, it is all located on the General Business portion of the property, the property is actually split zoned and is zoned Residential in the rear of the property. This did not affect the residents to the north and the lighting was the other thing but it has been looked at. Mayor Perciak questioned, are you at maximum capacity with the kids? Mr. Esry replied, I believe that they are. Mayor Perciak asked what will the house to the left of the property be used for? Mr. Hurst replied, they will use the building for counseling, if they have to bring in psychologist to meet with the kids and the rest will be used for administrative purposes. Mr. McDonald stated since this is so close to residential, did we have to notify the residents for this being on the agenda. Mr. Kolick stated no. Mr. McDonald questioned, if this went to the BZA would the residents be notified. Mr. Kolick replied if they needed a variance then the residents would receive notification, but they did not need a variance.

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

Roll Call:

Members Present:

Mr. McDonald  
Mr. Polo  
Mr. Veris  
Mr. Toth  
Mr. Kalinich, Jr.  
Mayor Perciak

Also Present:

Mr. Kolick, Asst. Law Director  
Mr. Hurst, Bldg. Commissioner  
Mrs. Daley, Asst. Engineer  
Mrs. Anderson, Recording Sec.

**MOTION TO EXCUSE:**

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to excuse Ms. Kosek for just cause.

Mr. Veris – Second.

Mr. McDonald – Secretary, please call the roll.

Roll Call:

All Ayes

APPROVED

**APPROVAL OF MINUTES**

Mr. McDonald – You have had a chance to review the minutes for the meeting on November 7, 2024. If there are no additions or corrections they will stand as submitted.

**NEW APPLICATION:**

1) **SMARTIK ACADEMY, Larsen Architects, Agent**

Site plan approval for a new pavilion and fencing for playground area for Smartik Academy, property located at 16939 Pearl Road, PPN. 397-09-036, zoned General Business – GB and Residential - R1-75 \* *ARB Favorable Recommendation 11-5-24*

Mr. McDonald – Item number one on the agenda is for Smartik Academy. Will a representative step forward to the podium with your name and address for the record.

**Ken Esry, Larsen Architects, 12815 Detroit Avenue, Lakewood, Ohio 44107**

Mr. McDonald - We will now go to our Administrative Reports, Mrs. Daley.

Mrs. Daley– From the City Planner, the proposed pavilion and fencing for the playground area comply with the requirements of the General Business Zoning District and approval is recommended. From the Engineering Department, the plan is in approvable form.

Mr. McDonald – Thank you, Mr. Hurst.

Mr. Hurst – From the Building Department, it is in approvable form and we have no objections.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – From the Law Department, you are in a position to act on this.

Mr. McDonald - Thank you. Are there any questions from the Members?

Mr. Polo – I move to give favorable consideration for site plan approval for a new pavilion and fencing for playground area for Smartik Academy, property located at 16939 Pearl Road, PPN. 397-09-036, zoned General Business – GB and Residential - R1-75

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Roll Called

All Ayes

APPROVED

Mr. McDonald – Seeing no other business to come before this Commission, we are adjourned.

\_\_\_\_\_  
Gregory McDonald, Chairman

\_\_\_\_\_  
Mitzi Anderson, Recording Secretary

\_\_\_\_\_  
Approved