

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

November 7, 2024

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on ***Thursday, November 7, 2024 at 5:45 p.m.***

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

The following was discussed:

ANTONIO PERTA: Mrs. Daley stated this is a lot split and consolidation of two residential parcels on Walnut Creek Drive. One of the parcels have a leg extension off the back of the property. It is an irregular shape parcel and they will split that piece and sell it to the neighbor. They will be left with a rectangular and a pie shaped parcel and what they want to do makes sense. Also, there are houses on both lots and everything will remain in compliance with the Zoning Code. The City Planner recommends approval. From the Engineering Department, it is in approvable form. Mr. Hurst stated the Building Department has no report. Mr. Kolick stated this strip behind these homes on Walnut Creek has been there for years and this is good because now the parcel will not be landlocked. Mayor Perciak questioned if Forest City owned the strip at one point? Mr. Kolick replied I don't know because when Walnut Creek came in they could not obtain the property. Mrs. Daley stated I think this is just one bowling alley lot that fronts on Lunn Road and they were unable to get this property when they developed Walnut Creek. They have been splitting off little pieces as the years go by. Mr. Kolick stated we are ready to act on it.

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
Ms. Kosek
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 Mr. Toth 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 October 24, 2024. If there are no additions or corrections they will stand as submitted.

NEW APPLICATION:

1) ANTONIO PERTA, (OWNER)

Parcel Split and Consolidation of PPN' s 393-29-064 and 393-25-097, property located at 15609 and 15545 Walnut Creek Drive, zoned R1-75.

Mr. McDonald – Item number one on the agenda is for Antonio Perta. Will a representative step forward to the podium with your names and addresses for the record.

Stathi Papandropoulos, 15545 Walnut Creek Drive, Strongsville, Ohio 44149

Antonio Perta, 15609 Walnut Creek Drive, Strongsville, Ohio 44149

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

Mrs. Daley– From the City Planner, both parcels are zoned R1-75, which is Single Family Residential. After the split, both proposed lots will conform to the minimum requirements of the R1-75 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, there is no report.

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 Parcel Split and Consolidation of PPN' s 393-29-064 and 393-25-097, property located at 15609 and 15545 Walnut Creek Drive, zoned 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