

STRONGSVILLE PLANNING COMMISSION

MINUTES OF MEETING

March 21, 2024

The Planning Commission of the City of Strongsville met at the City Council Chambers located at 18688 Royalton Road, on **Thursday, March 21, 2024 at 5:50 p.m.**

Present: Planning Commission Members: Gregory McDonald, Chairman; Michael Polo, Brian David, Kim Veris and Terry Toth; Mayor Thomas Perciak; City Council Representative Kelly Kosek; Administration: Assistant Law Director, Daniel Kolick; Assistant City Engineer, Lori Daley and Fire Department Representative, Captain Green

The following was discussed:

TA-CHECK FINANCIAL: Mrs. Daley stated this is for the Ta-Check Building and they have an existing building on Pearl Road close to Sprague Road. They will be closing one (1) or two (2) of their existing businesses that they have around the area and consolidating them. They would like to build a new building on the same parcel and keep the existing building, they would also like to bring all of their employees to Strongsville. The City Planner, had no issues. They comply with all of the setbacks; however, they are a little short on the parking, there are 31 spaces required and they will provide 22 spaces and the City Planner did not see a problem with granting a deviation from the number of parking spaces required. From Engineering the plans are in approvable form. They have all of their hydraulic and hydrologic calculations done by their engineer because it is in a flood plain and they are good with Engineering. Captain Green stated from the Fire Department we have spoken with Mr. Vasko and upon completion they will add a Knox Box per City requirement and they will allow the Fire Department to locate it, that concludes our report. Mr. Kolick stated you are in position to act on it and you should act on the modification first and as a separate item for the site plan.

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

Roll Call:

Members Present:

Mr. McDonald
Mr. David
Mr. Veris
Ms. Kosek
Mr. Toth
Mr. Polo
Mayor Perciak

Also Present: Mr. Daniel Kolick, Asst. Law Dir.
Mrs. Daley, Asst. Engineer
Captain Green, Fire Dept.
Mrs. Anderson, Recording Sec.

APPROVAL OF MINUTES

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

NEW APPLICATION:

TA-CHECK FINANCIAL – THAD VASKO, AGENT

- a) Modification of nine (9) parking spaces in accordance with Section 1270.04(b), to permit 22 parking spaces, where the code requires 31 parking spaces for Ta-Check Financial located at 7979 Pearl Road, PPN 395-08-016, zoned GB-General Business
- b) Site Plan approval to construct a 5920 SF new office building for Ta-Check Financial located at 7979 Pearl Road, PPN 395-08-016, zoned GB – General Business
**ARB Favorable Recommendation 2-27-24*

Mr. McDonald – The first item on the agenda is for Ta-Check Financial. Please step forward and state your name and address for the record.

Thad Vasko, 14445 Castlereagh Lane, Strongsville, Ohio 44136

Mr. McDonald – Thank you, we will now go to the Administrative Reports, Mrs. Daley.

Mrs. Daley – Thank you, Mr. Chairman. From the City Planner the new office building will comply with all of the required setbacks of the General Business Zoning District and the site plan indicates provisions of 22 parking spaces, where the code requires 31 parking spaces. It is recommended that the Planning Commission grant site plan approval with an adjustment to the parking requirement. From Engineering the plans are in approvable form, thank you.

Mr. McDonald – Thank you, Captain Green.

Captain Green – From the Fire Department we spoke with Mr. Vasko and upon completion of the structure they will add a Knox Box per code and it will be located by the Fire Department, that concludes the Fire Department report.

Mr. McDonald – Thank you, Mr. Kolick.

Mr. Kolick – You are in a position to act on this and you will need to act first on Item A.

Mr. McDonald – Are there any questions?

Mr. McDonald – How many employees are you expecting in the new building?

Mr. Vasko – I don't have an employee count but they will be selling their buildings in Fairview and Parma and moving them to this new location.

Mr. McDonald – Is there any concern about 22 parking spaces being enough?

Mr. Vasko – I have asked them and they said that they are fine.

Mr. Toth – Mr. McDonald, I think one of the documents stated that they will have 12 employees.

Mayor Perciak – Even with that some of the employees may come into the office but they will be in and out of the office.

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to give favorable consideration for Modification of nine (9) parking spaces in accordance with Section 1270.04(b), to permit 22 parking spaces, where the code requires 31 parking spaces for Ta-Check Financial located at 7979 Pearl Road, PPN 395-08-016, zoned GB-General Business

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Rolled Called All Ayes APPROVED

Mr. Polo – Mr. Chairman.

Mr. McDonald – Mr. Polo.

Mr. Polo – I move to give favorable consideration for Site Plan approval to construct a 5920 SF new office building for Ta-Check Financial located at 7979 Pearl Road PPN 395-08-016, zoned GB – General Business *ARB Favorable Recommendation 2-27-24

Mr. Veris – Second.

Mr. McDonald – Secretary please call the roll.

Rolled Called All Ayes APPROVED

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

Gregory McDonald /s/

Gregory McDonald, Chairman

Mitzi Anderson /s/

Mitzi Anderson, Recording Secretary

4/11/24
Approved