

Architectural Review Board Minutes
June 11, 2024
Page 2 of 5

NEW APPLICATION:

STRONGSVILLE COMMUNITY CHURCH (OWNER)

Recommendation of Site Plan to Install New Parking Lot, for Strongsville Christian Church, property located at 19132 Temple Drive, PPN. 393-19-016 and 393-19-017, zoned PF – Public Facility

Mrs. Anderson – Please state your name and addresses for the record.

Pastor Joseph Colini, 19132 Temple Drive, Strongsville, Ohio

Dr. Faron Cole, 2600 Eastern Road, Rittman, Ohio

Mr. Colini - We would like to install a concrete parking lot, which we are currently using the space as a gravel parking lot. I have a letter from the neighbor that I can read. There are neighbors that like to cut through the property on a regular basis and I do not have any issues with them cutting through. I do not think that they want a fence or bushes because the whole family cuts through. The other neighbor also cuts through on a regular basis and he did ask for my permission and I told him it is fine. I would like to ask the Board if it is okay to keep things as is with the fence and bushes. The neighbor has expressed that he does not want bushes because he looks over at our property and the same with us we watch for one another to make sure nothing unsafe takes place or someone that shouldn't there because there have been a lot of car break-ins. If we install a fence or bushes that will hinder both of our views. He wrote this letter for the City:

Dear City of Strongsville,

My name is Gary Stroemple. My address is 19137 Pierce Drive, and my phone number is 440-554-1295. I have been a resident of Strongsville since 1990. It is my desire that no fence or bushes be installed to divide the property. Such additions would create more work for me with the maintenance of trimming or hedging. I also enjoy the current view. I have no trouble at all with the lighting of the current parking lot or the sound of the vehicles being used as it is now. Strongsville Christian Church has my full approval and blessing for a concrete parking lot without mandating a fence or bushes. If you have any questions, please do not hesitate to contact me at my phone number. Thank you so much for your consideration.
Sincerely, Gary Stroemple. 19137 Pierce Drive, 440-554-1295.

Architectural Review Board Minutes

June 11, 2024

Page 3 of 5

Mr. Coloni - If the Board determines that I have to put a fence up I will do it but I don't want to for different reasons. As far as the finances of it we are looking at a \$7,000 project and as far as the fence it is like the old saying, punching dollars and pounding pennies, something like that. In the big scheme of things, it is not going to matter.

Mr. Serne – It keeps the area open.

Mr. Coloni – We are looking to maintain most of what is already existing from the lighting and the set up. I think it is in the blueprint that what ever what are not used will be seeded for grass to aid in the prevention of flooding and there is a mound in the back. The residents here have already planted some bushes and fruit trees.

Mr. Smerigan – None of the existing vegetation is coming out, you are just paving over the existing lot?

Mr. Coloni - Yes, that is correct.

Mr. Cole – This probably was approved many years ago, the catch basins were done but we never got the money to concrete it. This has become a nightmare for him for trying to get some concrete on an already gravel area that already has catch basins there and that is why I am here representing him. We have a concrete guy that is a friend of mine who is doing Strongsville and the Church of Favor. He has all the allotments in Wadsworth, and Jackson Ohio and he is a great concrete guy, top notch and he wanted to do it by going through the right way. He could have done it and maybe no one would have known. We have women who go to church and are tearing their heels up and the women are not happy.

Mrs. Anderson – Are there any additional questions from the Board Members?

Mr. Molnar – Are you planning on installing any additional lighting or upgrading your lighting?

Mr. Coloni – We are looking to use the existing lighting and we did install additional lighting with solar power and LED lighting that is connected to what is already there, as well.

Mr. Cole – That would only come on if someone was driving through, it wouldn't be on disturbing the neighbors.

Architectural Review Board Minutes
June 11, 2024
Page 4 of 5

Mr. Smerigan – I motion to give a favorable recommendation for Site Plan to Install New Parking Lot, for Strongsville Christian Church, property located at 19132 Temple Drive, PPN. 393-19-016 and 393-19-017, zoned PF – Public Facility

Mr. Mikula – Second

Roll Call: All Ayes APPROVED

Mrs. Anderson - I would like to bring to your attention that this request requires additional approvals from the City Planning Commission and City Council. The timelines are tight because our City Council will go into recess and July 15, 2024 is their last regular meeting date and City Council will reconvene on September 3, 2024. When are you planning to make application to the City Planning Commission?

Mr. Coloni – I will probably submit my application on Thursday or Friday. I would like to confirm the number of blueprints that are required and the size?

Mrs. Anderson – Ten sets of 11' x 17' plans are required for the City Planning Commission. Ken, is there any engineering that they would need to address

Mr. Mikula – Yes, they should submit a full-size drawing of their site plan. Their Engineer, George Hoffman of Hoffman-Metzker knows what to submit.

Mrs. Anderson – The next Planning Commission meeting is scheduled for June 27, 2024 and the deadline for submittal is June 13, 2024. The next meeting of the Planning Commission is on July 11, 2024 and the deadline for submission is June 27, 2024; however, the July 11, 2024 date is cutting it close with getting on the Council agenda and we can not guarantee that they would be able to get you on their agenda for the July 15, 2024 meeting, which is their last regular meeting before their recess.

Mr. Coloni – Just to understand what you just said, you guys need the submittal by this Thursday?

Mrs. Anderson – Yes.

Mr. Smerigan – You should submit your information, even if you have to supplement it afterward.

Architectural Review Board Minutes
June 11, 2024
Page 5 of 5

Mr. Coloni – I will do what I can to make that happen. I will contact Metzker and let them know.

Mrs. Anderson – We would like to make sure that the Engineering Department can complete their review.

Mr. Mikula – I think Lori has been talking to Hoffman-Metzker.

Mr. Cole – Has waving the fence and the bushes been approved?

Mr. Mikula – Through this Board but I am not sure what the Planning Commission's decision will be.

Mrs. Anderson – The Architectural Review Board's recommendation will be forwarded to the Planning Commission and they will have to approved what has been submitted to them. Also, I would like to mention that this request requires a lot consolidation. Your plan is to move forward with the lot consolidation, also?

Mr. Coloni – Yes, I thought that was approved, someone approved it.

Mrs. Anderson – No, that request has not gone before the City Planning Commission. You can proceed to the Planning Commission with the site plan and lot consolidation at the same time.

Mrs. Anderson - Is there any other business to come before the Board?
Hearing no further business. The meeting was adjourned.

Dale Serne

Dale Serne, Chairman

Mitzi Anderson

Mitzi Anderson, Administrator
Boards & Commissions

7/09/2024
Approved