

CITY OF STRONGSVILLE, OHIO

ORDINANCE NO. 2024 – 136

By: Mayor Perciak and All Members of Council

AN ORDINANCE AMENDING SECTIONS 1242.07(b)(10) and 1258.06(a)(6), OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE IN ORDER TO UPDATE THE REGULATION OF CERTAIN ESTABLISHMENTS AS CONDITIONAL USE PERMITS IN CERTAIN DISTRICTS, AND DECLARING AN EMERGENCY.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STRONGSVILLE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1. That Section 1242.07(b)(10) of Chapter 1242 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville concerning Conditional Use Permits, be and is hereby amended to read as follows:

1242.07 CONDITIONAL USE PERMITS.

* * *

(b) Standards for Evaluating Conditional Use Permits. An application for a conditional use permit shall not be approved unless the following conditions and standards are complied with as set forth for the following districts:

* * *

(10) Pawn Shops, Paraphernalia Stores, Vape Shops, Vaporizer Stores, ~~Tattoo Parlors~~, Hookah Lounges, Smoke Lounges, and Vapor Lounges. In addition to complying with all other requirements of this Zoning Code, these uses shall comply with the following requirements and standards:

- A. No such use shall be established or operated within 500 feet of a school.
- B. No such use shall be established or operated within 500 feet of an existing use of the same specific type.
- C. No such use shall be operated or open for business between the hours of 12:00 midnight and 8:00 a.m.

(11) Safeguards and conditions. In addition to complying with the above general standards set forth in this section, conditions appropriate to each particular application may also be set forth in the permit.

(12) Approval. The approval of a conditional use permit shall become null and void if the construction of the building or site improvements are not started within a six-month period after date of approval.

~~(Ord. 2016-158. Passed 11-21-16.)~~

* * *

Section 2. That Section 1258.06(a)(6) of Chapter 1258 of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville concerning Use Regulations; Restaurant-Recreational Services District, be and is hereby amended to read as follows:

1258.06 USE REGULATIONS; RESTAURANT-RECREATIONAL SERVICES DISTRICT.

Buildings and land shall be used and buildings shall be designed, erected, altered, moved or maintained in whole or in part in Restaurant-Recreational Services Districts only for the uses set forth in the following schedules and regulations:

(a) Main Buildings and Uses Permitted.

* * *

(6) ~~Tattoo parlors, h~~Hookah lounges, smoke lounges, vapor lounges, or other similar services, provided a conditional use permit is granted in accordance with the standards set forth in Section 1242.07 of this Zoning Code.

* * *

~~(Ord. 2016-158. Passed 11-21-16.)~~

Section 3. That it is found and determined that all formal actions of this Council concerning and relating to the adoption of this Ordinance were adopted in an open meeting of this Council; and that all deliberations of this Council, and any of its committees, that resulted in such formal action were in meetings open to the public in compliance with all legal requirements.

Section 4. That this Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, property, health, safety and welfare of the City, and for the further reason that it is necessary to provide for the appropriate regulation of certain establishments as conditional permitted uses in certain districts, and to ensure the safety of the general public. Therefore, provided this Ordinance receives the affirmative vote of two-thirds of all members elected to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise from and after the earliest period allowed by law.

First reading: September 16, 2024

Second reading: October 7, 2024

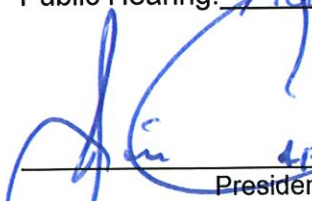
Third reading: November 18, 2024

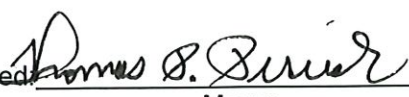
Public Hearing: November 18, 2024

Referred to Planning Commission

September 17, 2024

Approved: favorable recommendation by Planning Commission
September 24, 2024


DRBEWIS
President of Council

Approved: 
Mayor

Date Passed: 11.18.2024

Date Approved: Nov. 18, 2024

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	<u>Yea</u>	<u>Nay</u>
Carbone	<input checked="" type="checkbox"/>	_____
Clark	<input checked="" type="checkbox"/>	_____
Kaminski	<input checked="" type="checkbox"/>	_____
Kosek	<input checked="" type="checkbox"/>	_____
Roff	Absent	_____
Short	<input checked="" type="checkbox"/>	_____
Spring	<input checked="" type="checkbox"/>	_____

Attest: *Aimee Pientka*
Clerk of Council

Ord. No. 2024-136 Amended: _____
1st Rdg. 09-16-24 Ref: PC/PZE
2nd Rdg. 10-07-24 Ref: PZE
3rd Rdg. 11-18-24 Ref: _____

Public Hrg. 11-18-24 Ref: _____
Adopted: 11-18-24 Defeated: _____

CITY OF STRONGSVILLE
OFFICE OF THE COUNCIL

MEMORANDUM

TO: Mitzi Anderson, Administrator to Boards & Commissions
FROM: Marialena Beach, Council Secretary
DATE: September 17, 2024
SUBJECT: Referral from Council: Ordinance No. 2024-136

At its regular meeting of September 16, 2024, City Council referred the following Ordinance to the Planning Commission for its report and recommendation thereon:

- Ordinance No. 2024-136 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTIONS 1242.07(b)(10) AND 1258.06(a)(6), OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE IN ORDER TO UPDATE THE REGULATION OF CERTAIN ESTABLISHMENTS AS CONDITIONAL USE PERMITS IN CERTAIN DISTRICTS, AND DECLARING AN EMERGENCY.

A copy of this ordinance is attached for Planning Commission review.

MB
Attachments

MEMORANDUM

TO: Aimee Pientka, Council Clerk
Neal Jamison, Law Director

FROM: Mitzi Anderson, Administrator, Boards & Commissions

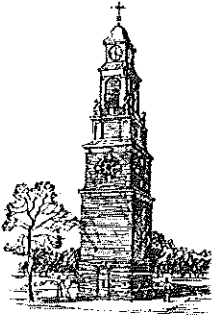
SUBJECT: Referral to Council

DATE: September 30, 2024

Please be advised that at its meeting of September 26, 2024, the Strongsville Planning Commission gave a Favorable Recommendation to the following;

ORDINANCE NO. 2024-136

An Ordinance Amending Sections 1242.07 (b)(10) and 1258.06 (a)(6), of Title Six of Part Twelve-Planning and Zoning Code of the Codified Ordinances of the City of Strongsville in Order to Update the Regulation of Certain Establishments as Conditional Use Permits in Certain Districts, and Declaring an Emergency.



City of Strongsville

16099 Foltz Parkway
Strongsville, Ohio 44149-5598
Phone: 440-580-3110
www.strongsville.org

Legal Advertisement

City Council

James A. Kaminski
Ward 1

Annmarie P. Roff
Ward 2

Thomas M. Clark
Ward 3

Gordon C. Short
Ward 4

James E. Carbone
At-Large

Kelly A. Kosek
At-Large

Brian M. Spring
At-Large

Aimee Pientka, MMC
Clerk of Council

CITY OF STRONGSVILLE, OHIO

NOTICE OF PUBLIC HEARING

Notice is hereby given that a Public Hearing will be conducted by the Council of the City of Strongsville on **Monday, November 18, 2024 at 7:00 p.m., current time**, in the Mike Kalinich Sr. City Council Chamber, 18688 Royalton Road, Strongsville, Ohio, upon the following Ordinance, which has been introduced in and is currently pending before the Council, entitled:

- Ordinance No. 2024-136 by Mayor Perciak and All Members of Council. AN ORDINANCE AMENDING SECTIONS 1242.07(b)(10) AND 1258.06(a)(6), OF TITLE SIX OF PART TWELVE-PLANNING AND ZONING CODE OF THE CODIFIED ORDINANCES OF THE CITY OF STRONGSVILLE IN ORDER TO UPDATE THE REGULATION OF CERTAIN ESTABLISHMENTS AS CONDITIONAL USE PERMITS IN CERTAIN DISTRICTS, AND DECLARING AN EMERGENCY. *First reading and referred to the Planning Commission 09-16-24. Favorable recommendation by the Planning Commission 09-26-24. Second reading 10-07-24. Public hearing 11-18-24.*

This ordinance is on file in the office of the Clerk of Council at the Strongsville Service Center, 16099 Foltz Parkway, Strongsville, Ohio, for public inspection.

Any person desiring to be heard on the subject of the proposed ordinance, or who may wish to object thereto, may appear at the time and place set forth above.

BY ORDER OF THE COUNCIL OF THE CITY OF STRONGSVILLE, OHIO:

Aimee Pientka, MMC
Clerk of Council

Editor's Note:

To be published in The Post Newspaper
October 12, 2024 and October 19, 2024