

Planning Commission Minutes December 1, 2025

Mr. Litten called the City of Parma Heights Planning Commission and Public Hearing meeting of Monday, December 1, 2025, to order at 5:30 p.m.

Clerk Allen: Roll Call: DeSouza, Humphrey, Sepich, Litten.

OTHERS PRESENT: Assistant Law Director O'Malley, Chief Building Official Marty Surella, Service Director Sepik and Clerk Allen.

Pledge of Allegiance is spoken.

Chairman McCall asked to approve the October 6, 2025 Planning Commission meeting minutes. Motioned by DeSouza; seconded by Sepich.

Clerk Allen: Roll Call: Humphrey, Sepich, DeSouza, Litten

Minutes approved

Mr. Litten stated the we will now recess to hear the public hearing for the consideration of the Conditional Use Permit application listed as item 6 of this agenda.

Director O'Malley asked Clerk Allen if the required notification has been published in a newspaper of general circulation?

Clerk Allen responded: Yes, it has.

Director O'Malley asked for that to be made part of this meeting. This is a public hearing to consider a Conditional Use Permit application and variances for 6671 Pearl Road LLC, located at 6671 Pearl Road, PPN #473-25-003. I would like to ask the general public if anyone would like to speak to this item? Seeing none. Calling a second time are there any members of the public that wish to be heard during this public hearing? Seeing none. Third and final call to the public if there is anyone that would wish to be heard on the matter of this public hearing. Seeing none. I would now recommend that you close the public hearing and proceed with the remaining matters on your agenda.

Mr. Litten resumed the Planning Commission meeting to consider the following agenda items. We have a consideration of a Conditional Use Permit application and variances for 6671 Pearl Road, LLC located at 6671 Pearl Road, Parma Heights, Ohio 44130, PPN 473-25-003.

Mr. Surella began the conversation describing the off-street parking variance, size of parking spaces, the drive-thru. The drive-thru is engaging the Conditional Use Permit. The footprint of the property cannot be changed but our request for off-street parking is a variance of 29 spaces based on the ordinance.

Assistant Director O'Malley described the code sections in detail as to why each are being applied here. In addition, the administration has talked to the applicant about a fence, solid wood fence in back of the property. This is meant to shield the lights from the homes behind the location.

Mr. Mike Koludrovich, I am the Architect representing the owner. Eliminating the chain-linked fence, which is an eyesore, this is without hesitation from the owner. We are more than willing to put in a solid fence in place of the current one. I think a wooden fence should be put up rather than a vinyl. In our climate, wood is much better. Mr. Sepich asked about the parking spaces, are they making the wider?

Director Sepik stated that we need to comply with the code. We will be asking for them to longer not wider.

Marty Surella stated that parking spaces have always measured 9 x 18, we now need to make them 9 x 20. As to the two driveways (aprons) on Pearl Road, they are allowed only one. We are giving the applicant the choice to either remove one of the aprons or go to the BZA and present their heart ship to keep them. Removing one is approximately \$20K, which is a heart ship, they can go to the BZA and ask for relief.

Mr. O'Malley pointed out that item #11 has been provided in the Recommendations for Council document. Item #9 is a general condition that have been put in place, but if you have any additional conditions such as hours of operation, now is the time to add it.

Mr. Koludrovich added a basic overview for the property and its usage. I think going to the BZA for the apron to the North or making that the area where the signage is presented.

Chairman McCall joined the meeting and introduced himself. What are your expected hours of operation?

Senayt Fekada stated that their hours will be 11:00 a.m. to 10:00 p.m. Monday – Saturday; Sundays from 12:00 – 7:00 p.m. They have been in business for 6 years, on Woodland Avenue. This will be their second location.

Chairman McCall asked what condition is the building in and what it's going to take to bring it to code?

Mr. Surella stated that all the information on this business has been vetted, it stats with a letter of intent to the Building Department. We've looked at landscaping; the building is going to be painted. Inside of the building is in pretty good shape, all the equipment is stainless steal and in good shape. New signage will be added. That will all be submitted on construction documents.

Mr. O'Malley recommended that you move to recommend council a conditional use permit for this facility as presented granting of the variance for the number of parking spots at 29 with the further condition that a wooden fence be installed on the back of the property and adopt the written recommendations that are before you that include a limitation on the number of curb cuts on Pearl Road to one.

Chairman McCall: So moved as described by Mr. O'Malley; seconded by Mr. Sepich. Are there any questions or concerns? Seeing none.

Clerk Allen: Roll Call: Sepich, Litten DeSouza, Humphrey, McCall

Motion Carried.

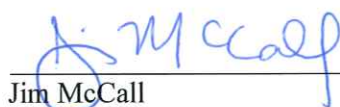
Mr. Litten: if there's no further business, I move for adjournment; seconded by DeSouza.

Clerk Allen: Roll Call: Aye: Litten, DeSouza, Humphrey, Sepich, McCall

Meeting is adjourned at 6:19 p.m.



Barbara Allen
Secretary, Planning Commission



Jim McCall
Chairman, Planning Commission