

1. 6:00 P.M. 05/28/25 Planning Commission Agenda (Pdf)
Attached is Agenda for Planning Commission Meeting scheduled for Wednesday, May 28, 2025 at 6:00 p.m., located in the lower level of Parma City Hall, Council Chambers, 6611 Ridge Road. Parking is available in back parking lot.

Documents:

[05-28-25 P.C. AGENDA.PDF](#)

City of Parma
Planning Commission Meeting
May 28, 2025
6:00 p.m.
Open Meeting

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- 1.) Call to Order
- 2.) Roll Call
- 3.) Pledge of Allegiance
- 4.) Approval of Minutes from 03/26/25
- 5.) Oath of Testimony

Current Business:

- 1.) P.C. 25-18; William J. Mancuso, 3426 Grovewood Avenue, Parma, Ohio 44134.
Lot Split/Consolidation
Zoned: Single-Family "B"
Ward: Four
Permanent Parcel No. 444-09-126 and 444-09-125

Requesting Final Approval
- 2.) P.C. 25-17; C&A State, LLC, Corey Boyko, 7350 State Road and Adjacent Parcel, Parma, Ohio 44134
Lot Consolidation
Zoned: Single-Family Residential/Use Variance
Ward: Five
Permanent Parcel No. 451-12-013 and 454-12-014

Requesting Final Approval

3.) P.C. 25-14; Lone Palm Properties, LLC, Gary Masters, 8111 Day Drive,
Parma, Ohio 44129
Exterior Façade Renovations and Interior White Box/Site Plan Review
Zoned: Shopping Center
Ward: Eight
Permanent Parcel No. 449-26-004

Requesting Final Approval

4.) P.C. 25-15; Parma Hts. American; American Legion, 7667 York Road, Parma,
Ohio 44130
New Addition to Existing Structure; Site Plan Review
Zoned: Single-Family "AA"
Ward: Seven
Permanent Parcel No. 456-19-010

Requesting Final Approval

5.) P.C. 25-12; Pritesh Patel, Ridge RBA LLC., Geoff Korff, 5236 Ridge Road,
Parma, Ohio 44129.
Interior/Exterior Alterations; Site Plan Review
Zoned: Retail Business
Ward: One
Permanent Parcel Nos. 442-17-035 and 442-17-091

Requesting Final Approval

6.) P.C. 25-16; HAZA Realty LP, HAZA Foods of Northeast, 5740 Broadview
Road, Parma, Ohio 44134, Wendy's Restaurant
Interior/Exterior Renovations/Site Plan Review
Zoned: Shopping Center/Retail Business
Ward: Four
Permanent Parcel No. 445-27-016

Requesting Final Approval

7.) P.C. 25-19; Ordinance No. 96-25; An Ordinance Enacting New PCO Section 1121.455 Repealing Existing PCO Section 1121.485 and Amending PCO Section 1170.03 Relative to Smoke Shops

Requesting Favorable Recommendation to Council