

**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