

**City of Parma
Planning Commission Meeting
Minutes
December 3, 2025
6:00 p.m.
Open Meeting**

- 1.) Call to Order
- 2.) Roll Call
- 3.) Pledge of Allegiance
- 4.) Approval of Minutes from 10/29/25
- 5.) Oath of Testimony

Mayor: Good evening I would like to call the Planning Commission meeting for December 3, 2025, to order. Madam Secretary please call the roll:

- Andy Schofield – Here
- Joe Giamio – Here
- Anthony Vannello – Here
- Mayor Tim DeGeeter – Present

Mayor: We have a Quorum if everybody could please rise for the Pledge of Allegiance. The flag is behind you.

Everybody: *"I Pledge Allegiance to the Flag of the United States of America and to the Republic for which it stands one nation under God indivisible with liberty and justice for all."*

Mayor: Planning Commission members in your packet were the Minutes for the October 29, 2025 meeting. If there is no objections the Minutes will be deemed approved. Hearing no objections, the Minutes are approved. Anybody in the audience planning on speaking before Planning Commission if I could have you raise and be sworn in by our distinguished Assistant Law Director.

Milos: We all ready, okay. Do you swear to tell the truth the whole truth and nothing but the truth?

Everybody: I do.

Mayor: Thank you. Call the first item.

Kathy McLaughlin; First item on the agenda is P.C. 25-27; Zeelex Enterprises, LLC., Royal Car Service, 10601 W. Pleasant Valley Road, Parma, Ohio 44130. Retail Business; New Addition/Parking Spaces/Landscape Plan. Ward: Seven; Permanent Parcel No. 457-34-001. Requesting Final Approval

Mayor: Thank you. For the record we would like recognize Councilwoman Kammy Shuman who is in the audience. If you could sign in next to the agenda meeting and as you do that I will ask you have you had an opportunity to review the Engineer's comments?

Applicant: Yep. Do we sign the agenda?

Mayor: Yes, next to your item.

Applicant: Yes, I did see the notes.

Mayor: And do you have any questions as

Applicant: There is one notation mentioning that the walls would be block and they will not be. So, what I have with me is.

Mayor: You got to keep to the microphone, yep. That would be great. We got to create a record.

Applicant: So, what you will see on the presentation board is our exterior elevations, the materials and the colors and there is also a site plan indicating the landscape planning plan.

Mayor: Is this the first time you are seeing this.

Melissa Morrow: Yes, the plan that I have right here shows the west elevation as being new block paint serious gray.

Mayor: Why don't we do this. Why don't the committee stand at ease and then you get an opportunity to review that go talk to the Applicant and then we will reconvene. Planning Commission will stand at ease.

Melissa Morrow: Mr. Chairman.

Mayor: Planning Commission will resume recognize Engineer Melissa Morrow.

Melissa Morrow: So, the submission of the materials board here indicates that the concrete block structure will then be covered with pro-bib charcoal gray steel paneling. That would give the building a foresighted treatment and look uniform across all four sides.

Mayor: Okay, thank you. Appreciate, proceed. Any other comments on the Engineer's comments or questions.

Applicant: Nothing from our point of view.

Melissa Morrow: Mr. Chairman.

Mayor: Melissa.

Melissa Morrow: I do have one additional thing to ask or comment on. We do when things come before Planning Commission send out our Property Maintenance team. They did review the site here recently and did find that some cars that are there that have been worked on as it is a service center are now marked with For Sale Signs. I just want to advise the Board that car sales are not permitted in the Retail Business District and that would be something that would not be permitted.

Mayor: Any questions from Planning Commission members.

Andy Schofield: Mr. Chairman.

Mayor: Mr. Schofield.

Andy Schofield: To Melissa, I was just I just had a question about the new structure itself. By code do they have to have any kind of fire alarm system for at least the office area?

Melissa Morrow: I believe that would depend on what the Ohio Building Code states and depend on the size of the structure in comparison to the existing structure. It is adding an additional third bay which does add a certain amount of hazard but that would be vetted through the Building Commissioner when the construction plans are reviewed.

Applicant: Thank you.

Mayor: Thank you.

Joe Giamio: Mr. Chairman.

Mayor: Mr. Giamio.

Joe Giamio: To the Applicant, I just wanted to make sure that you read the Engineer's comments number 7 about the enclosure. We have a new Ordinance that has to be of material like a block or brick material. So, I just want to make sure you understand that the fencing that is described on the drawings will not be sufficient enough.

Applicant: Okay.

Mayor: So, it's block and then we vinyl fencing across it.

Joe Giamio: Correct, Mr. Chairman.

Mayor: We will make sure that is reflected in the motion. Melissa do you have any comment on that.

Melissa Morrow: I can work with the Applicant to ensure that it is a maintenance free product. Additionally, seeing that Katherine is not here. I would like to work with Katherine after the fact to ensure that the planting types they have selected will weather properly.

Mayor: Okay, and deer resistant, so.

Melissa Morrow: Correct.

Mayor: So, I am assuming since she is not here she has not had an opportunity to speak to or contact you because that was my next....

Melissa Morrow: That is correct.

Mayor: Alright, appreciate that.

Tony Vannello: Mr. Chairman.

Mayor: Service Director.

Tony Vannello: To the Applicant. I had a question about the drainage. With this building being 6ft. from the proposed to be 6ft. from the adjacent building. It looked like the drainage from the rear parking lot was right now discharging to the front of the lot towards the front of the lot and I just wanted to know if there is any accommodations for a catch basin or sewer in the back parking lot.

Applicant: There has not been site Engineering yet. So, when we do we will.

Tony Vannello: Okay, thank you. I think that will be something that should be considered.

Mayor: Sewer District doesn't review this Melissa, does it because it doesn't meet the

Melissa Morrow: It is under the threshold.

Mayor: Yeah, okay. Anybody from the public? Any further questions from Planning Commission members? I will entertain a motion.

Tony Vannello: I will make a motion to approve based on the Engineer's comments, the metal panel finish that you passed around here that Melissa did a quick review on, dumpster enclosure per comments of member Giamio and the inclusion of some drainage accommodations for that rear parking lot.

Mayor: And the cars.

Tony Vannello: And no sale of vehicles as well too that is a condition in that zoning.

Mayor: I got a motion. Do I got a second.

Andy Schofield: Second.

Mayor: I got a motion and a second and any comment from the public. Hearing none. Any further questions from Planning Commission members. Madam Secretary call the roll:

Kathy McLaughlin:

- Andy Schofield – Yes
- Joseph Giamio – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Congratulations, you have received approval.

Applicant: Thank you.

Mayor: Thank you. Next item.

Kathy McLaughlin: P.C. 25-28; DDD Group, LLC., Slick City, 8308 Day Drive, Parma Ohio 44130. Shopping Center. New Addition/Interior-Exterior Alterations. Ward: Eight; Permanent Parcel No. 449-26-012. Requesting Final Approval.

Mayor: Welcome to Planning Commission. As you sign in I will ask you the same question of the previous applicant. Have you had an opportunity to review the Engineer's comments?

Applicant: Yes.

Mayor: Any questions?

Applicant: No questions. I think we had reviewed the comment regarding remediating the existing trash enclosure and I think we shot that back quickly but the essential intent is that yes we will remediate the existing enclosure that doesn't comply into some form that does comply.

Mayor: Okay, Melissa do you have any comments?

Melissa Morrow: Mr. Chairman, we also had the Property Maintenance Department go out and evaluate this site. It is in decent shape. The parking lot was recently renovated as you can see on the applicants paperwork they are going to add some landscaping again. I would ask that we would be able to work with Katherine to ensure that we have the right planting types.

Mayor: Just for the record. I probably should have explained earlier one of our missing Planning Commission members is a Landscape Architect and she does a really great job on making sure that landscaping plan is deer resistant, salt resistant. So, I usually just turn the meeting over to her so, she will review that internally after the fact to make sure everybody is on the same page, if you are agreeable.

Applicant: Yep.

Mayor: Appreciate it. Any comments, questions, presentation.

Applicant: Not from my end the owner is here with us today. So, if anybody had any questions about the operations or the facility itself. There are several others in the State of Ohio operating but if anyone has any additional questions about the structure itself I am happy to answer that.

Mayor: Let me move to the owner really quickly. First of all, thank you for your investment in Parma and working with us. I already got nice publicity in Cleveland.com the past week.

Owner: Appreciate that.

Mayor: Yeah, absolutely. So, we are excited your success is our success. We are really, obviously... we are the 7th largest City in Ohio but we don't have a big downtown like you would see in Canton or Youngstown. So, you have this town square and there is a lot great energy going on the city and we are excited to welcome you with that. So, thank you for your investment and working with the City of Parma.

Owner: Yeah, appreciate your support. I have spoken to Councilman Divis and we had a really good conversation about the project. We opened up our first park in Springdale, Ohio just north of Cincinnati and it's gone exceptionally well and so we are just excited to continue to grow and invest in this community and look forward to a bright future.

Mayor: Excellent and I know just not Parma but I like to joke and our surrounding suburbs which they are not they are surrounding communities but we have a lot of young families around. You'll see the July 4th Parade that we have that is really huge they are everywhere so, we wish you much success.

Owner: We try to accommodate. We have sensory hours for kids with special needs and things and family nights to offer better pricing. You know, like on Wednesday nights and throughout the month and other things that we do to accommodate the community and so, we are excited to get going. It's a family business that my cousins, my wife is involved and brought my son here just kind of see how this all works out. So, we are just excited to keep rolling here.

Mayor: Where do, what community do you live in?

Owner: I live in Indianapolis, Indiana in Zionsville.

Mayor: Sure.

Owner: Yep, yep.

Mayor: I lived there for a couple years. Grew up in Mishawaka.

Owner: Yeah, absolutely.

Mayor: Spend a lot of summers the last few years at Grant Park for summer baseball tournaments.

Owner: He's played a lot of soccer games over in Grant Park, yep.

Mayor: Hear they are doing a, what did I hear, an indoor another indoor facility over there. Maybe volleyball and basketball or someone was telling me.

Owner: Probably, there is always something going on there. There is actually a Slick City going in there too, right at Grant Park.

Mayor: Smart move.

Owner: I missed out on the Indianapolis market. I was a month too late on that one but we own like one of my cousins involved in Slick City we own a couple properties in Avon, property in Columbus.

Mayor: Okay.

Owner: So, we have done a lot of business in Ohio and had a lot of success. So, we are big fans of the State.

Mayor: Excellent, appreciate it. Any questions from Planning Commission members?

Andy Schofield: Mr. Chairman.

Mayor: Mr. Schofield.

Andy Schofield: I just had a quick question, thanks like the Mayor stated thanks for bringing it to Parma, thank you.

Owner: Absolutely.

Andy Schofield: Thank you. So, if it gets approved tonight when do you expect to move along and then be open.

Owner: My hope is that we close as December 15th and we start demo like the next the day, right Casey. So, we order our product. It takes about four months for all the big slides everything to get to us. We got the expansion of the building. So, I mean the interior would be ready for all the slides and installation by about May and then three to four months to install of all the slides, the soft play equipment, the air basketball courts, and all those things. So, September 1st give or take a month or so, is kind of what I am shooting for and I think it is very realistic. We just did one and the one we did in Springdale the ceiling heights were a little bit lower so we had to dig these 5ft. pits to accommodate these big slides. So, that added a lot to the schedule. This we don't have to do that because the ceiling heights are high enough so, that is going to save us some time but I would love to get open for a little bit of summer but that probably won't happen but we just opened up two months ago in Springdale and it was good timing so, some time around September is very realistic.

Andy Schofield: Mr. Chairman.

Mayor: Yeah.

Andy Schofield: I just two other quick questions, if you don't mind. Approximately how many employees and what are the age ranges for the children, like 8 to 15 or something like that.

Owner: Yeah, we will bring about 80 to 100 employees.

Andy Schofield: Wow.

Owner: So, they will be call it six or so full-time and then a lot of high school kids, college kids and things like that but it's a great job, right. You are working inside it's a fast pace fun environment, it's air conditioned. You are not out in the sun and so, it's a fun place to work and what was the other questions?

Andy Schofield: Oh sorry, the age range for the children.

Owner: Oh, yes. So, we can accommodate anything but it's four and older can go on the big slides. Three and under we have a section, we have a soft play area where you can go up and go down smaller slides and go through tunnels and what have you. So, there is a special section called our Junior Section for them but to go on the big, big slides you to be at least four.

Andy Schofield: Okay, thank you sir.

Owner: My dad as old as 84 go down the slides.

Andy Schofield: Oh, wow.

Owner: I wouldn't recommend going down all of them but there are few that he can go down.

Andy Schofield: Thank you.

Owner: Yeah.

Mayor: Any other questions? Did you son get off school today to job shadow dad?

Owner: He did. He came out. We pulled him out of school today.

Mayor: Lucky man.

Owner: Yeah, yeah. We were walking through the first park we were building and said, "do you think you would want to build one with your dad one day"? "He's like, yeah and then he said we'll see how my sports career goes first". So, I said "Alright, fair enough".

Mayor: Smart kid.

Owner: So, we'll see if I can bring him into the business one day.

Mayor: Excellent. Melissa do you have anything else to add. With that I will make a motion to approve subject to Engineer's comments and review of the landscaping plan.

Joe Giamio: Second.

Mayor: Got a motion and a second. Anybody from the public. Hearing none. Any further questions from Planning Commission members. Hearing none. Madam Secretary call the roll:

Kathy McLaughlin:

- Andy Schofield – Yes
- Joseph Giamio – Yes
- Tony Vannello – Yes
- Mayor Tim DeGeeter – Yes

Mayor: Congratulations. Welcome to Parma.

Owner: Great, thank you guys. Appreciate it.

Mayor: With no further business before Planning Commission. The meeting will be adjourned at 6:18 p.m.