

Lyndhurst, Ohio
September 8, 2026

The Council of The City of Lyndhurst held a Regular Meeting on Tuesday, September 8, 2026 at 7:34 P.M., Vice Mayor Charles A. LoPresti, presiding.

Members Present: Council Representatives J. A. Marko, J. Price, J. A. Gambatese,
L. A. Schlessel, S. C. Grushetsky, A. M. Dirk.

Others Present: P. A. Ward, Mayor;
J. P. Luskin, Director of Law;
R. J. Schmidlin, Assistant Director of Law;
S. DeBow, Police Lieutenant;
M. J. Carroll, Chief of Fire;
T. Fioritto, Director of Service;
J. Maichle, Building Commissioner;
R. Petrunyak, Director of Finance;
K. L. Miller, Assistant Clerk of Council.

Absent: M. Scipione, Chief of Police.

It was moved by Mr. Price, seconded by Mr. Grushetsky, that the reading of the minutes of the Regular Meeting of Council held on Monday, August 3, 2026, copies of which were distributed to all Members, be dispensed with, and said minutes stand approved as circulated.

The question was put to a voice vote and passed unanimously.

It was moved by Mr. Price, seconded by Mr. Grushetsky, that the reading of the minutes of the Special Meeting of Council held on Tuesday, August 11, 2026, copies of which were distributed to all Members, be dispensed with, and said minutes stand approved as circulated.

The question was put to a voice vote and passed unanimously.

MAYOR'S REPORT – Mayor Ward shared that the latest edition of *Lyndhurst Life Magazine* was mailed out in mid-August and thanked all those who contributed.

With Home Day weekend approaching, Mayor Ward noted that volunteers are still needed to help in the ride ticket booth and entertainment tent.

He also announced that the annual 9/11 Remembrance Ceremony will take place on Friday morning in front of city hall. He commented that this year is especially meaningful as it marks the 25th anniversary of September 11, 2011. An additional remembrance will take place at the flag raising with the VFW following the Home Day parade on Sunday, September 13th. The Home Day Pancake Breakfast will also take place on Sunday at the Lyndhurst Community Center from 8-11am with all proceeds benefitting the SEL Band program.

Finally, Mayor Ward mentioned that the annual Council Coffee and City Expo will take place on Saturday, October 3rd from 9-11am at the Lyndhurst Community Center. He looks forward to seeing everyone there!

FINANCE COMMITTEE – Chairperson Grushetsky had no report.

PUBLIC LANDS & BUILDINGS COMMITTEE – Chairperson Marko had no report.

ROADS & UTILITIES COMMITTEE – Chairperson Dirk had no report at this time.

SERVICE & SEWERS COMMITTEE – Chairperson Price had no report.

SAFETY COMMITTEE – Chairperson Gambatese had no report at this time.

LEGISLATIVE COMMITTEE – Chairperson Schlessel shared that the committee met earlier this evening to discuss proposed legislation regarding e-bikes, and the minutes from that meeting are forthcoming.

PLANNING COMMISSION – Council member Price stated that the Planning Commission met and there is a recommendation from that meeting for consideration on the Agenda this evening.

SOUTH EUCLID-LYNDHURST BOARD OF EDUCATION – Superintendent Dr. Kaple and School District Treasurer Joshua Hill were in attendance to deliver a financial update.

Mr. Hill provided an update on the district's biannual budget and forecast. He explained that an adjustment was made to the forecast due to changes in submission dates, and the district continues to work toward reducing their deficit while extending available funds as far into fiscal year 2030 as possible.

Mr. Hill thanked Mayor Ward for his continued efforts on property tax reform and with the Cuyahoga County Auditor, including communicating concerns regarding delayed tax installments. Additionally, he reported that the district is entering into a period of contract negotiations, as all three union contracts are set to expire at the end of the current school year. He identified employee benefits as the largest strain on the district's forecast. The benefits plans renew on October 1, and all three unions have agreed to adjustments to the benefits package. Mr. Hill also thanked Mayor Ward for recommending The Fedeli Group. He stated that the group's assistance helped reduce the projected benefits renewal increase from 25.9% to approximately 15%, with additional adjustments allowing the district to reduce the increase by half.

Dr. Kaple provided an overview of the start of the school year and recognized the Lyndhurst Police and Chief Scipione for the addition of a new School Resource Officer at Brush High School. He also noted that SRO Lozada has been a visible presence at Sunview Elementary School.

He announced that the annual SEL Family Fun Day on Saturday, September 26th from 11:30am-1:30pm at Legacy Village following a 5K at Brush High School. The event will feature a performance from the marching band, along with additional music, games, and family activities.

Dr. Kaple also highlighted several new programs beginning this school year including ROTC, which is being offered for the first time. A Pre-Nursing Clinic is also being developed with discussions underway with the Cleveland Clinic regarding a potential partnership.

Dr. Kaple thanked Mayor Ward and the partnership with Tri-C, which has helped bring the Principles of Engineering program to the district. He also shared that discussions are underway with their attorneys regarding an opportunity for all city employees and first responders to upper ARC Fit facility as a thank you for the continued support!

Lastly, Dr. Kaple noted that Council will see more of him and Mr. Hill at Council meetings throughout the year rather than receiving only an annual update. He looks forward to seeing everyone during Home Day weekend!

There were no additions to the Agenda.

The floor was opened for public comment with the following being heard:

Mrs. Miller highlighted public comment received via email from the following residents:

Sally Lang, 5288 Chickadee Lane, expressed that she is adamantly opposed to having 2 group homes adjacent to her house.

Robert and Debbie Wasserman, 5087 Chickadee Lane, stated their opposition to granting North Coast Homes or any related individual or entity a variance to that certain Lyndhurst Ordinance prohibiting multiple group homes within 1,000 feet of each other for the property located at 5278 Chickadee Lane.

Logan Andress, 1640 Lyndhurst Road, stated that he believes the language in Lyndhurst Ordinance 1176.09 is clearly discriminatory toward people with disabilities and his desire is for the variance to be granted and for council to look at removing the ordinance from the city's code entirely.

ORDINANCE NO. 2026-62
INTRODUCED BY: ADMINISTRATION

**AN ORDINANCE AMENDING CHAPTER 1329 OF THE CODIFIED
ORDINANCES OF THE CITY TITLED "FENCES" BY REINSTATING SECTION 1329.04
STAKES OR POSTS, AND DECLARING AN EMERGENCY**

It was moved by Mr. Price, seconded by Mr. Gambatese, that rules set forth under Section 123.01 of the Codified Ordinances be suspended, that Ordinance No. 2026-62 be placed on third reading for final passage and that it be highlighted.

Roll Call: Yeas: Marko, Price, Gambatese, Schlessel, Grushetsky, Dirk, LoPresti.
Nays: None

Motion carried.
Rules Suspended.

Ordinance No. 2026-62 was highlighted by Mrs. Miller, with section 4 being read in its entirety.

It was moved by Mr. Schlessel, seconded by Mr. Grushetsky, that Ordinance No. 2026-62 be passed.

Roll Call: Yeas: Marko, Price, Gambatese, Schlessel, Grushetsky, Dirk, LoPresti.
Nays: None

Motion carried.
Ordinance No. 2026-62 is passed.

ORDINANCE NO. 2026-63
INTRODUCED BY: ADMINISTRATION

AN ORDINANCE AUTHORIZING A COOPERATIVE AGREEMENT BETWEEN CUYAHOGA COUNTY AND THE CITY OF LYNDHURST FOR THE RESURFACING OF CEDAR ROAD, AND DECLARING AN EMERGENCY

It was moved by Mr. Price, seconded by Mr. Gambatese, that rules set forth under Section 123.01 of the Codified Ordinances be suspended, that Ordinance No. 2026-63 be placed on third reading for final passage and that it be highlighted.

Roll Call: Yeas: Marko, Price, Gambatese, Schlessel, Grushetsky, Dirk, LoPresti.
Nays: None

Motion carried.
Rules Suspended.

Ordinance No. 2026-63 was highlighted by Mrs. Miller, with the emergency clause being read in its entirety.

It was moved by Mr. Schlessel, seconded by Mrs. Dirk, that Ordinance No. 2026-63 be passed.

Roll Call: Yeas: Marko, Price, Gambatese, Schlessel, Grushetsky, Dirk, LoPresti.
Nays: None

Motion carried.
Ordinance No. 2026-63 is passed.

ORDINANCE NO. 2026-64
INTRODUCED BY: ADMINISTRATION

AN ORDINANCE TO LEVY ASSESSMENTS FOR THE CONSTRUCTION OR REPAIR OF SIDEWALKS ON CERTAIN STREETS IN THE CITY OF LYNDHURST, AND DECLARING AN EMERGENCY

It was moved by Mr. Price, seconded by Mr. Gambatese, that rules set forth under Section 123.01 of the Codified Ordinances be suspended, that Ordinance No. 2026-64 be placed on third reading for final passage and that it be highlighted.

Roll Call: Yeas: Marko, Price, Gambatese, Schlessel, Grushetsky, Dirk, LoPresti.
Nays: None

Motion carried.
Rules Suspended.

Ordinance No. 2026-64 was highlighted by Mrs. Miller, with section 5 being read in its entirety.

It was moved by Mr. Schlessel, seconded by Mr. Grushetsky, that Ordinance No. 2026-64 be passed.

Roll Call: Yeas: Marko, Price, Gambatese, Schlessel, Grushetsky, Dirk, LoPresti.
Nays: None

Motion carried.
Ordinance No. 2026-64 is passed.

ORDINANCE NO. 2026-65
INTRODUCED BY: ADMINISTRATION

AN ORDINANCE AUTHORIZING CHANGE ORDER NO. 1 WITH EQUIX INTEGRITY, INC. FOR THE 2025 SEWER INSPECTION AND CLEANING PROGRAM, AUTHORIZING THE CLOSEOUT OF SAID CONTRACT, AND DECLARING AN EMERGENCY

It was moved by Mr. Price, seconded by Mr. Gambatese, that rules set forth under Section 123.01 of the Codified Ordinances be suspended, that Ordinance No. 2026-65 be placed on third reading for final passage and that it be highlighted.

Roll Call: Yeas: Marko, Price, Gambatese, Schlessel, Grushetsky, Dirk, LoPresti.
Nays: None

Motion carried.
Rules Suspended.

Ordinance No. 2026-65 was highlighted by Mrs. Miller, with section 6 being read in its entirety.

It was moved by Mr. Schlessel, seconded by Mrs. Dirk, that Ordinance No. 2026-65 be passed.

Roll Call: Yeas: Marko, Price, Gambatese, Schlessel, Grushetsky, Dirk, LoPresti.
Nays: None

Motion carried.
Ordinance No. 2026-65 is passed.

ORDINANCE NO. 2026-66 (AMENDED)
INTRODUCED BY: ADMINISTRATION

AN ORDINANCE AMENDING ORDINANCE NO. 2026-57 WHICH ESTABLISHED SALARY, COMPENSATION, AND HOURLY RATES OF PAY FOR NON-BARGAINING EMPLOYEES IN THE VARIOUS OFFICES AND DEPARTMENTS, INCLUDING MEMBERS OF BOARDS AND COMMISSIONS, AND WHICH CONFIRMED LONGEVITY COMPENSATION, VACATIONS, HOLIDAYS AND OTHER BENEFITS, IN THE CITY OF LYNTHURST, OHIO, REPEALING CERTAIN SECTIONS OF ORDINANCE NO. 2026-57 INCONSISTENT HERewith, AND DECLARING AN EMERGENCY

It was moved by Mr. Marko, seconded by Mr. Gambatese, that Ordinance No. 2026-66 be amended.

Roll Call: Yeas: Marko, Price, Gambatese, Schlessel, Grushetsky, Dirk, LoPresti.
Nays: None

Motion carried.
Ordinance No. 2026-66 is amended.

It was moved by Mr. Marko, seconded by Mr. Gambatese, that rules set forth under Section 123.01 of the Codified Ordinances be suspended, that Ordinance No. 2026-66 (AMENDED) be placed on third reading for final passage and that it be highlighted.

Roll Call: Yeas: Marko, Price, Gambatese, Schlessel, Grushetsky, Dirk, LoPresti.
Nays: None

Motion carried.
Rules Suspended.

Ordinance No. 2026-66 was highlighted by Mrs. Miller, with section 14 being read in its entirety.

It was moved by Mr. Schlessel, seconded by Mr. Gambatese, that Ordinance No. 2026-66 (AMENDED) be passed.

Roll Call: Yeas: Marko, Price, Gambatese, Schlessel, Grushetsky, Dirk, LoPresti.
Nays: None

Motion carried.
Ordinance No. 2026-66 (AMENDED) is passed.

RESOLUTION NO. 2026-67
INTRODUCED BY: ADMINISTRATION

A RESOLUTION ACCEPTING AND APPROVING THE FINDINGS AND RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL FOR THE LYNDHURST TAX INCREMENT FINANCING AGREEMENT REGARDING THE HOTEL AT LEGACY VILLAGE, AND DECLARING AN EMERGENCY

It was moved by Mr. Marko, seconded by Mr. Schlessel, that rules set forth under Section 123.01 of the Codified Ordinances be suspended, that Resolution No. 2026-67 be placed on third reading for final adoption and that it be highlighted.

Roll Call: Yeas: Marko, Price, Gambatese, Schlessel, Grushetsky, Dirk, LoPresti.
Nays: None

Motion carried.
Rules Suspended.

Resolution No. 2026-67 was highlighted by Mrs. Miller, with section 4 being read in its entirety.

It was moved by Mr. Schlessel, seconded by Mrs. Dirk, that Resolution No. 2026-67 be adopted.

Roll Call: Yeas: Marko, Price, Gambatese, Schlessel, Grushetsky, Dirk, LoPresti.
Nays: None

Motion carried.
Resolution No. 2026-67 is adopted.

RESOLUTION NO. 2026-68
INTRODUCED BY: ADMINISTRATION

**A RESOLUTION ACCEPTING AND APPROVING THE FINDINGS AND
RECOMMENDATIONS OF THE TAX INCENTIVE REVIEW COUNCIL FOR THE
LYNDHURST TAX INCREMENT FINANCING AGREEMENT REGARDING THE
AVENUE, AND DECLARING AN EMERGENCY**

It was moved by Mr. Price, seconded by Mr. Gambatese, that rules set forth under Section 123.01 of the Codified Ordinances be suspended, that Resolution No. 2026-68 be placed on third reading for final adoption and that it be highlighted.

Roll Call: Yeas: Marko, Price, Gambatese, Schlessel, Grushetsky, Dirk, LoPresti.
Nays: None

Motion carried.
Rules Suspended.

Resolution No. 2026-68 was highlighted by Mrs. Miller, with section 4 being read in its entirety.

It was moved by Mr. Schlessel, seconded by Mr. Gambatese, that Resolution No. 2026-68 be adopted.

Roll Call: Yeas: Marko, Price, Gambatese, Schlessel, Grushetsky, Dirk, LoPresti.
Nays: None

Motion carried.
Resolution No. 2026-68 is adopted.

Planning Commission Recommendation:

Recommendation made to Council to deny the current application for a Conditional Use Permit to North Coast Community Homes for the property it owns at 5287 Chickadee Lane to house four (4) unrelated individuals, and to refer this request to the Board of Zoning Appeals.

It was moved by Mr. Price, seconded by Mr. Schlessel, that Council confirm the decision of the Planning Commission to deny the application for a Conditional Use Permit.

Prior to the vote, Mayor Ward noted that part of the Commission's recommendation was for the applicant to apply to the Board of Zoning Appeals, which as of today has not occurred. He further remarked that The City of Lyndhurst was willing to schedule a special meeting of the Board of Zoning Appeals. Instead, they informed the Building Commissioner that they would submit a revised modification plan for their residents, and upon his opinion, they would decide whether they would then apply to the BZA. Mayor Ward explained that the Planning Commission was extremely clear that revisions to the plan would not change the fact they the proposed operation meeting the definition of a group home. He added that the city remains willing to work with the organization, which has been a welcomed presence in the community.

Vice Mayor LoPresti thanked Mayor Ward for providing context to the recommendation.

The question was put to a voice vote and passed unanimously.

In response to request for same, it was moved by Mr. Price, seconded by Mr. Gambatese, that the Clerk be, and he is hereby authorized and directed to advertise for bids for Mayfield Road Sewer Repairs.

The question was put to a voice vote and passed unanimously.

It was moved by Mr. Marko, seconded by Mr. Gambatese, that correspondence from the Ohio Division of Liquor Control regarding a new permit for CVS Pharmacy 4499, 1443 Richmond Road, was noted with no hearing requested.

The question was put to a voice vote and passed unanimously.

It was moved by Mr. Schlessel, seconded by Mr. Grushetsky, that the meeting be adjourned.

The question was put to a voice vote and passed unanimously.

The meeting adjourned at 8:05 P.M.

Approved: September 22, 2026

Attest: _____
Clerk of Council

Vice Mayor