



Planning Commission Meeting
May 16, 2018
6:08 p.m. Meeting

Gregg Bowen called the meeting to order at 6:00 p.m.

PRESENT: Mayor Mark Cegelka, Gregg Bowen, Jeff Adie, Kel Billings

ABSENT: Tim Haupt

OTHERS PRESENT: Engineer Mike Henry, CBO Bob Rodic, Law Director Mark Marong,
Greg Seiffert of Geis Companies

**Motion by Mayor Cegelka seconded by Jeff Adie to approve the
minutes of the April 18, 2017 Planning Commission Meeting.**

**Yeas—Mayor Cegelka, Bowen, Adie, Billings
4 yeas – 0 nays
Motion carried**

OLD BUSINESS:

NONE:

NEW BUSINESS:

**REQUEST FOR SITE APPROVAL FOR A NEW 434,000 SQUARE FOOT BUILDING
BY BROAD OAK LTD & WESTON GLENWILLOW LTD LOCATED AT 43500
VICTORY PARKWAY:**

Bob Rodic reported; the applicant, Broad Oak Development LTD & Weston Glenwillow LTD, represented by Geis Construction and Development are requesting site plan approval of a 434,000 square foot structure proposed for construction on a 29.88 acre site at 43500 Victory Parkway on the cul-de-sac. The property is zoned General Industrial District. The proposed use(s) have not been identified. A variance was granted by the Planning Commission on October 11, 2017 to reduce the front yard setback of the structure from 100' as required by Zoning Code Table 1139.04(1) to 47'. From a zoning standpoint, the lot area, lot width, surface coverage, setbacks for parking, the building from other districts and the parking space widths all have been reviewed and are approvable. The one issue that could remain outstanding is the permitted uses and the off street parking. Bob recommended the Planning Commission stipulate that the parking be approved in concept only and that the applicant(s) reappear before the Planning Commission when the occupant(s) and their uses are identified, and parking spaces requirements can be determined.

Mike Henry reported; after review and working with the Project Engineer from Geis, site improvement modifications are still needed to address all of the stormwater issues. Mike does not feel comfortable recommending approval at this time. Mike requested the site plan be tabled for final approval until a later date. Greg Seiffert of Geis Companies commented; Geis consents to tabling the item and is fully prepared to address the outstanding issues.

Motion by Jeff Adie seconded by Mayor Cegelka to table the request, with the agreement of the applicant, for site approval of a new 434,000 square foot building by Broad Oak LTD & Weston Glenwillow LTD located at 43500 Victory Parkway.

**Yeas—Mayor Cegelka, Adie, Billings, Bowen
4 yeas – 0 nays**

Request for approval of a land clearing plan by Broad Oak LTD & Weston Glenwillow LTD at 43500 Victory Parkway:

Bob Rodic Reported; The applicant, Broad Oak Development LTD & Weston Glenwillow LTD, represented by Geis Construction and Development are requesting approval of an application to allow for the issuance of a land clearing permit for the easterly portion of a 29.88 acre site addressed as 43500 Victory Parkway. The property is zoned General Industrial District. The application complies with the zoning regulations as follows: Section 1165.06(a)(4); *a location map depicting the boundaries of the site that will be disturbed*, Section 1165.06(a)(5); *a map depicting the proposed changes in contours and natural features*, Section 1165.06(a)(6); *a tree removal/preservation plan*. The Landscape Plan has not been formerly proposed and addressed yet. Through the landscape approval there will be other trees and vegetation added due to the location of the building. The Chief Building Official can work with the applicant to obtain the following information;

Section 1165.06(a)(1); *name and address of owner, corporation or partnership*, Section 1165.06(a)(3)A.; *name and address of persons who shall be engaged in the cutting of trees*, Section 1165.06(a)(3)B.; *a copy of the contract covering the cutting of the trees* and Section 1165.06(a)(6)A.; *a tree survey depicting the existing trees of 8" diameter breast height (DBH) or greater in size and common name*. Bob stated; the intent of the code is not only clearing but preservation. Giving consideration to the tree survey, depicting the existing trees, it did not make sense to identify each and every tree and determine the breast height. Due to the expanse of the site and how broad the building is, there will not be any preservation. Bob recommends approving the plan; justifying that the landscape plan will bring trees and vegetation into the site to help with erosion and other factors they designed to control. He asked that Planning Commission take this into consideration. The Landscape Architects will look at the site and brings trees and vegetation back. Bob asked Planning Commission to waive section 1165.06(a)(6) A.; *a tree survey depicting the existing trees of 8" diameter breast height (DBH) or greater in size and common name*, due to all the other things that will come into play along with the site plan and the landscaping plan that will cover the intent of the preservation of those trees. Mark Marong commented; 1165.06 in the code talks about preservation. The language in the code is to adequately protect the site from erosion, runoff and disturbance with the natural water supply providing adequate drainage. A lot of times landscape plans are reviewed for aesthetics but functionally it can help with situations like this to protect the areas to the east and south of this property. Mark Marong asked if a motion is made to approve to make it subject to a landscape plan being submitted in June that adequately protects erosion, runoff and disturbance in the natural water supply by providing adequate drainage. This tree clearing is a clearing and not a selective cut. We have a Landscape Architect on Staff, therefore in the landscape plan you will see trees and other vegetation added to the site. The preservation will happen through that process. Mark Marong is comfortable from a legal standpoint here tonight.

Mike Henry stated; the tree clearing plan was reviewed and they have fulfilled the requirements for stormwater prevention.

Motion by Mayor Cegelka seconded by Jeff Adie for approval of a land clearing plan by Broad Oak LTD & Weston Glenwillow LTD at 43500 Victory Parkway subject to submitting a landscape plan in June to adequately protect the site from erosion, runoff and disturbance with the natural water supply by providing adequate drainage.

**Yeas—Mayor Cegelka, Adie, Billings, Bowen
4 yeas – 0 nays**

REQUEST FOR SITE APPROVAL OF THE DIAMOND BUSINESS CENTER TRAIL BLOCK "B":

Bob Rodic reported; the applicant, Broad Oak Development LTD & Weston Glenwillow LTD, represented by Geis Construction and Development is presenting a plan for a walking trail associated with building site at 43500 Victory Parkway and on Block "B" which occurs to the easterly side of the building site. The walking trail plan on the building site will be considered with the application for site plan approval for the 434 project site. Block "B" is a separate site and has its' own application for consideration. The application includes a site plan with the walking trail highlighted on both sites; the site plan also clarifies the individual sites with the walking trail highlighted for prospective of each site.

Greg Seiffert from Geis Companies presented the application showing the proposed design layout and characteristics of the trail. Councilman Adie asked about the size of the trail. Greg Seiffert reported; the plan for the trail is to be roughly 7ft. wide.

Mark Marong requested that any motion to approve include that the approval is subject to final trail placement and engineering approval.

Motion by Jeff Adie seconded by Mayor Cegelka for approval of the Diamond Center Business Park Trail on Block "B" and northwest of WRP Glenwillow Property only subject to final trail plan placement and Engineering approval.

**Yeas—Mayor Cegelka, Adie, Billings, Bowen
4 yeas – 0 nays**

There being no further business to come before the Planning Commission, motion by Jeff Adie seconded by Kel Billings to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:52 p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera