

Chairman, Gregg Bowen called the meeting to order at 6:30 p.m.

Present: Mayor Mark A. Cegelka, Chairman Gregg Bowen, Council Representative Eric Johnson, Village Engineer Mike Henry, Secretary Jerald Hoover, Building Commissioner Mike Skvasik, Resident Representative Dr. Lasch

Motion by Eric Johnson, seconded by Dr. Lasch to approve the minutes of the December 11, 2013 Planning Commission Meeting.

Yeas—Bowen, Cegelka, Johnson, Lasch
Abstain—Hoover
Nays—None

4 yeas – 0 nays
1 abstain
Motion carried

ORGANIZATIONAL MEETING:

- For the purpose of appointing Chairman and a new member to the Planning Commission.

Motion by Mayor Cegelka, seconded by Dr. Lasch to elect Gregg Bowen as Chairman to the Planning Commission.

Yeas—Cegelka, Hoover, Johnson, Lasch
Abstain- Gregg Bowen
Nays—None

4 yeas – 0 nays
1 abstain
Motion carried

Motion by Mayor Cegelka, seconded by Eric Johnson to elect Jerald Hoover as a new member to the Planning Commission.

Yeas— Bowen, Cegelka, Johnson, Lasch
Abstain- Jerald Hoover
Nays—None

4 yeas – 0 nays
1 abstain
Motion carried

NEW BUSINESS:

TWO YEAR RENEWAL OF OUTSIDE STORAGE AT 30339 DIAMOND PARKWAY SUITE 100 FOR MAT HOLDINGS:

Jeffery Bretz presented the request for the 2-year renewal of outside storage. Question was raised about past housekeeping issues, but with the cooperation of the applicant and new litter measures the situation is under control. No zoning issues were noted relative to the request for renewal of the 2 year outside storage conditional use permit.

Motion by Eric Johnson seconded by Jerald Hoover to approve 2-year renewal of outside storage conditional use permit.

**Yeas—Bowen, Cegelka, Hoover, Johnson, Lasch
Nays—None**

**5 yeas – 0 nays
Motion carried**

TWO YEAR RENEWAL OUTSIDE STORAGE AT 30310 EMERALD VALLEY DRIVE FOR REXEL:

David Longo presented the request for the 2-year renewal of outside storage. No zoning issues were noted relative to the request for renewal of the 2 year outside storage conditional use permit.

Motion by Eric Johnson seconded by Jerald Hoover to approve 2-year renewal of outside storage conditional use permit.

**Yeas— Bowen, Cegelka, Hoover, Johnson, Lasch
Nays—None**

**5 yeas – 0 nays
Motion carried**

LOT CONSOLIDATION AT 7650 BOND STREET:

Tom Cultrona presented the lot consolidation of pp# 991-15-007 into pp# 991-15-008. No zoning issues were noted relative to the request for lot consolidation and any approval is subject to legal and engineering approval and the payment of \$750 deposit for engineering reviews and filing fees.

Motion by Jerald Hoover seconded by Eric Johnson to approve with the conditions noted above.

**Yeas— Bowen, Cegelka, Hoover, Johnson, Lasch
Nays—None**

**5 yeas – 0 nays
Motion carried**

Mr. Cultrona was also reminded to provide the following detail based on previous Planning Commission approval of outside storage.

- a. A landscape plan for the area south of the building.
- b. The location of swales and other drainage features for the property.
- c. Site plan showing the proposed outdoor open storage use. (Where and what will be stored in the various outdoor areas.)

The deadline for providing these items is January 31, 2014.

OCCUPANCY COMPLIANCE AT 7900 COCHRAN ROAD, SUITE 100 FOR WINE DIRECT:

Adam Wells presented the request for occupancy compliance for Wine Direct. The Wine Direct facility in Glenwillow will be a shipping center for internet purchased of California wines for the Midwest and Eastern portion of the United States. The Glenwillow facility will occupy 72k sq. ft. of space previously home to Ariva Paper and 24k sq. ft. of space currently unoccupied. There will be no outside storage required for their operation.

Motion by Eric Johnson seconded by Jerald Hoover to approve occupancy compliance for Wine Direct.

**Yeas— Bowen, Cegelka, Hoover, Johnson, Lasch
Nays—None**

**5 yeas – 0 nays
Motion carried**

LOT CONSOLIDATION FOR 7630 BOND STREET:

Laurie Hoover presented the lot consolidation of pp# 991-15-009 into pp# 991-14-013. No zoning issues were noted relative to the request for lot consolidation and any approval is subject to legal and engineering approval and the payment of \$750 deposit for engineering reviews and filing fees.

Motion by Mark Cegelka seconded by Eric Johnson to approve with the conditions noted above.

**Yeas— Bowen, Cegelka, Johnson, Lasch
Abstain—Hoover
Nays—None**

**4 yeas – 0 nays
1 abstain
Motion carried**

OUTSIDE STORAGE AT 7630 BOND STREET:

Laurie Hoover presented the request for outside storage on pp#991-15-009. The outside storage was being requested to temporarily store the building materials for the new structure on this property and the equipment that would eventually be stored in the structure. Eric Johnson suggested that the Planning Commission approve a temporary storage approval for these items for six months, at which time the building materials would have been used for the building and equipment would be moved into the completed building. In six months there is no anticipated need for outside storage. The applicant understood that a future request for permanent storage must again be applied for to the Planning Commission.

Motion by Eric Johnson seconded by Gregg Bowen to approve a temporary six month outside storage approval with no fee.

**Yeas— Bowen, Cegelka, Johnson, Lasch
Abstain—Hoover
Nays—None**

**4 yeas – 0 nays
1 abstain
Motion carried**

VARIANCE FOR SIDE AND REAR LOT SETBACK:

Laurie Hoover presented a request for a side lot variance of 17 feet from the required 25 feet and 40 feet from the required 75 foot rear line setback. Note that the original application requested a 45 foot rear yard variance. Prior to the meeting the applicant felt it was prudent to move the building an additional 5 feet further away from the rear property line and away from a 30 foot storm drain easement at the rear of this parcel. The proposed structure would then be 35 feet away from the rear property line and 8 feet away from the side property lines. Mike Skvasik commented that the building would be more than 290 feet from the rear property lines of homes on Maplewood, which exceeds the 75 foot setback requirement from residential areas as found in other sections of the zoning code and had no objection to granting the variances. Because of the proximity to the property lines the applicant may be subject to specific building code requirements that may be disclosed in the plan approval process.

Mike Skvasik requested that the approval include the following: The applicant is also subject to plan approval, submission of a grading plan and approval by the engineer, and all permits and inspections during the building process.

Motion by Eric Johnson seconded by Greg Bowen to approve the 17 foot side yard and 40 foot rear yard setback variance, subject to plan approval, submission of a grading plan, approval by the engineer and all permits and inspections during the building process.

Yeas— Bowen, Cegelka, Johnson, Lasch

Abstain—Hoover

Nays—None

4 yeas – 0 nays

1 abstain

Motion carried

VARIANCE OF BUILDING SIZE:

The applicants were informed that the proposed structure is 48'x72'=3,456 sq. ft. and is less than the minimum required by section 1139.07 requiring 5,000 sq. ft. and should be addressed by the Planning Commission. Commission members discussed the smaller size building relative to the smaller size lots on Bond Street and concluded such a building would not be out of character with other structures in the area. Also discussed was the merits of leaving equipment in open storage as opposed to in a building even if smaller than required by the code. The Board concluded that, the positive merits of inside storage in a smaller building are certainly more desirable than outside storage. No one raised any objection to granting the variance.

Motion by Eric Johnson seconded by Dr. Lasch to approve 3456 sq. ft. building which is a 1544 sq. ft. variance from the building size of 5000 sq. ft.

Yeas— Bowen, Cegelka, Johnson, Lasch

Abstain—Hoover

Nays—None

4 yeas – 0 nays

Motion carried

The Mayor asked that the list of “comments on agenda items” prepared by the Building commissioner be included as part of the meeting minutes.

There being no further business to come before the planning commission, motion by Mayor Cegelka seconded by Gregg Bowen to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 7:15 pm.

/s/

Gregg Bowen- Chairman of Planning Commission

/s/

Clerk of Council-Lori A. Pepera