



Village of
Glenwillow

Honoring the Past - Welcoming the Future

Planning Commission Meeting

July 8, 2015

6:15 Caucus

6:30 p.m. Meeting

Gregg Bowen called the meeting to order at 6:35 p.m.

PRESENT: Gregg Bowen, Mayor Cegelka, Eric Johnson, Anthony DeCarlo, Jerald Hoover, Engineer Mike Henry, Law Department Mark Marong

Motion by Mayor Cegelka seconded by Eric Johnson to approve the minutes of the May 13, 2015 Planning Commission Meeting.

Yeas— Cegelka, Bowen, DeCarlo, Hoover, Johnson

Nays—None

5 yeas – 0 nays

Motion carried

NEW BUSINESS:

APPROVAL OF LOT SPLIT ON DIAMOND PARKWAY-PP# 991-22-005:

Trevor Extine representing Geis Companies was in attendance. A request has been made for a lot split on Diamond Parkway PP# 991-22-005. The lot is 525 feet by 725 feet. Mike Henry stated engineering reviewed the lot split and is approved as submitted. The property is located at the corner of Diamond and Victory Parkway and is 8.7 acres. There were no comments from the Law Department. Mayor Cegelka recapped the lot split is necessitated by the move of Fastener Tool and Supply from the City of Solon to occupy a 60,580 square foot building.

Motion by Eric Johnson seconded by Mayor Cegelka for approval of the lot split on Diamond of PP# 991-22-991

Yeas— Cegelka, Bowen, DeCarlo, Hoover, Johnson

Nays—None

5 yeas – 0 nays

Motion carried

**APPROVAL OF SITE PLAN FOR PROPOSED BUILDING "B" ON DIAMOND PARKWAY-
PP# 991-22-005:**

Trevor Extine stated plans were submitted for a proposed 60,580 square foot building to be located on Diamond Parkway. Plans include a truck turn around. A landscape plan was also submitted. There is a future expansion foot print attached as well. The plans also show a poured pad at the front of the building for a patio area. Engineer Mike Henry stated he has been working with the Engineer involved in the project and will have comments back to them by the end of the week. Most of the comments Mike will submit are small and are general items of clarification. Mike stated he is comfortable with accepting it as approved by Engineering. Mayor Cegelka reported as soon as the landscape architect submits her final report, the landscaping plan will be set for approval at a later date. Mark Marong requested Engineering not give final approval until the final landscape plan is approved and Fire Department and Building Department have given their approval. Mayor Cegelka stated construction cannot be started due to the fact Council has not passed the Tax Abatement Legislation. The CRA Tax Abatement with Fastener Tool and Supply will be on the August 5, 2015 Council agenda. Until then the Law Department can define what can be done.

Motion by Eric Johnson seconded by Tony DeCarlo for approval of Site Plan for proposed building "B" on Diamond Parkway contingent upon the initial approval of the landscape plan, after the landscape plan is approved, approval of the site plan will be predicated on approval from the Engineering Department, Fire Department and Building Department..

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

**5 yeas – 0 nays
Motion carried**

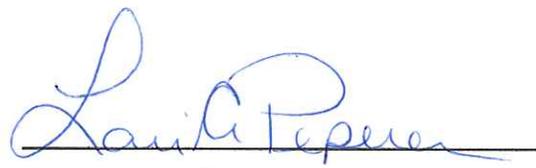
Jerald Hoover questioned what is being done about 7650 Bond Street. Engineer Mike Henry stated Mr. Cultrona's review will not be made until 6 months after his application has been submitted and reviewed. He will not come back before ARB and Planning Commission. Jerald stated Mr. Cultrona was to do something about the lot conditions. He was supposed to install asphalt in an area and it has gravel. Jerald also has concerns about the fuel tank on the property. Mark Marong stated the topic should be brought up to Building Official Rick Loconti. Mike Henry said he will contact Rick to discuss. Jerald also stated there were some items that were supposed to be done two years ago that have not been done. Mike Henry stated there were some issues on the south border regarding landscaping. The area was looked at, and there were some drainage issues. It was decided that no extra landscaping would be put in the area for fear it would cause further issues. Mike Henry stated again he will contact Rick Loconti and discuss any issues that have not been addressed by Mr. Cultrona.

There being no further business to come before the Planning Commission, motion by Anthony DeCarlo seconded by Jerald Hoover to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:55 p.m.



Planning Commission



Clerk of Council-Lori A. Pepera