



Village of  
**Glenwillow**

Honoring the Past - Welcoming the Future

Planning Commission Meeting

April 13, 2016

6:00 p.m. Meeting

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

PRESENT: Gregg Bowen, Mayor Cegelka, Eric Johnson, Jerald Hoover, Engineer Mike Henry, CBO Bob Rodic, Law Department Mark Marong

**Motion by Eric Johnson seconded by Mayor Cegelka to approve the minutes of the March 9, 2016 Planning Commission Meeting.**

**Yeas— Bowen, Cegelka, Hoover, Johnson**

**Nays—None**

**5 yeas – 0 nays**

**Motion carried**

**NEW BUSINESS:**

**OCCUPANCY COMPLIANCE FOR THE LASH LOFT AT 296<sup>49</sup>4 PETTIBONE ROAD:**

Mark Marong stated at the last Council Meeting, the updated Planning and Zoning Code passed. Any future applications will be dealt with by the new code. This application was filed before the new code was passed; therefore, the old code applies. Mark stated that section 1137.03A of the code states; any use in the Business District other than Municipal Use is a Conditional Use, therefore Mark is requesting the Board to consider a Conditional Use Permit.

Ayesha Brooks, owner of The Lash Loft, was in attendance. She explained her business is the service of adding eyelash extensions to the natural eye. The service is by appointment only due to it being a lengthy process. Including herself, Ayesha stated there are only three employees. Bob Rodic stated there was an inspection for safety and everything was worked out, and there are no planned build outs. Parking is adequate for what she needs. Hours of operation do not include Sundays. Late nights would be Thursday and Fridays until approximately 8:00 PM. Jerry Eisen stated Ayesha is experienced at this operation. She has another location in Van Aken and has preformed the same service in Charlotte, North Carolina. She also trains others to perform the service. Mayor Cegelka questioned how much the service costs. Ayesha stated; services start at \$200.00. The eyelashes are semi-permanent. Mark Cegelka stated any signage that the applicant would like to put up will have to go before the ARB for design and color.

Mark Marong stated upon passage he would like Board to consider the following 4 findings;

(1) Either the negative impact or else as to the positive historic harmony of such use and structures within the Historic Village District and as to the overall desirability of such use and structures within the Historic Village Center District.

(2) That the site for the intended use is adequate in size and shape to accommodate the use, and for all the yards, setbacks, walls or fences, landscaping and other features required by this zoning ordinance to accommodate the use with those on abutting land and in the neighborhood;

(3) That the site for the proposed use relates to streets and highways properly designed, both as to width and type of pavement to carry the type and quantity of traffic generated by the subject use;

(4) That in approving the subject use at the specific location, there will be no adverse effect on abutting property or the permitted use thereof;

**Motion by Eric Johnson seconded by Jerald Hoover to approve the Conditional Use Occupancy for Lash Loft at 29694 Pettibone with the 4 findings stated above and any signage would come in a separate application to go before the ARB.**

**Yeas— Bowen, Cegelka, Hoover, Johnson**

**Nays—None**

**4 yeas – 0 nays**

**Motion carried**

#### **OCCUPANCY COMPLIANCE FOR ROYAL APPLIANCE AT 30339 DIAMOND PARKWAY:**

Mark Marong stated; at the last Council Meeting, the updated Planning and Zoning Code passed. Any future applications will be dealt with by the new code. This application was filed before the new code was passed; therefore, the old code applies. The current Distribution Center Manager at 7005 Cochran Road site, John Dempsey, was in attendance representing TTI Floorcare Royal Appliance Mfg. Co. The plan for the Diamond Parkway facility would be to execute all of their Walmart regional shipping out of that site. The building would be filled with Walmart exclusive inventory and weekly shipments would be executed out of this site. The building is designed to fulfill approximately 14 Walmart distribution centers. Shipping would be as far north as Delaware, as far west as Oklahoma and as far south as Kentucky. There is to be expected approximately 14 trucks per week to ship out of this site. During peak season volume possibly could go higher to approximately 28 trucks per week. This is previously being done out the North Canton site that is being shut down. The facility on Cochran does not have the space for this. The Cochran Road facility ships primarily to the eastern seaboard. There is an anticipated 10 employees to be at this site and will have to hire a few more. The hours of operation right now are 6:30 AM until 3:00 PM Monday through Friday. If a second has to be added it would be 3:00 PM to 11:30 PM. The goal is to operate on 1 shift. There will be no trucks parked overnight. The trucks pull in, load up and drive off. There will be some ocean containers dropped and left there overnight but moved to the Cochran Road facility. The receiving end of the building will be on the east side of the building, this is where the ocean containers will be. All shipping will be on the west side of the building. The Mayor asked how the truck drivers are notified of the truck route since Pettibone Road is a No Truck Zone. John Dempsey; replied the brokers are aware of the No Truck Zone, but some drivers do rely on their GPS. If the drivers do call they are warned on which way to go. Mike Henry questioned as to when operations will start. John replied; they probably will not be fully operational until the end of May. They will start filling the building as soon as the safety team can get all of the safety equipment that is needed installed. Mike Henry questioned which facility John will be working out of. John replied; out of the Cochran Road facility. Mike informed John that there will be some work done on Cochran Road at the railroad crossing. While the work is being done the road will be closed for 7 days. The detour will be Austin Powder. The best way to reach John if there is an issue is by cell phone at 216-548-6085. John stated the lease for the building is 3 years. Bob stated the fire inspection has not been completed but will be done in conjunction with the Fire Department. Jerald Hoover requested the landscaping be looked at on the west side for possibly adding more trees. Bob Rodic stated he will have a conversation with the Landscape Architect. Mayor Cegelka requested that litter control on the outside of the building be watched and maintained. Mark Marong recommended the Board consider passage with the following terms; 1139.02(f) Any other trade, industry or use that will be injurious, hazardous, noxious or offensive to an extent equal to or greater than any one of the enterprises enumerated in the four preceding paragraphs as shall be determined by the Planning Commission. Every intended use or structure within an Industrial District shall first be presented to the Planning Commission for a determination whether such use or structure shall be approved and permitted. In making such determination, findings of fact shall be made and entered in the minutes of the Planning

Commission as to the effect of such use or structure on neighboring property, the possible creation of public nuisances by reason of noise, smoke, wastes, odor, vibrations, lights, stream or ground pollution, safety hazards, traffic hazards, or any other potential danger or hazard and as to the effect of such proposed use or structure on the public peace, health, safety, morals and welfare. The Planning Commission may approve or deny such application for approval of a use or structure. In approving any such use or structure the Planning Commission may attach any such terms, conditions and requirements as it may deem necessary or desirous in order to insure that the public peace, health, safety, morals and welfare shall be protected.

**Motion by Eric Johnson seconded by Jerald Hoover to approve the Conditional Use Occupancy for Royal Appliance at 30229 Diamond Parkway predicated on the recommendation from the Law Department of section 1139.02f and the inspections of the Fire Department and Building Department.**

**Yeas— Bowen, Cegelka, Hoover, Johnson**

**Nays—None**

**4 yeas – 0 nays**

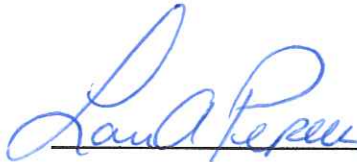
**Motion carried**

There being no further business to come before the Planning Commission, motion by Eric Johnson 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 6:38 p.m.



Planning Commission



Clerk of Council-Lori A. Pepera