



Planning Commission Meeting
July 12, 2017
6:05 p.m. Meeting

PRESENT: Mayor Cegelka, Gregg Bowen, Eric Johnson, Anthony DeCarlo

OTHERS PRESENT: Engineer Brett Keller, CBO Bob Rodic, Law Director Mark Marong

PUBLIC HEARING FOR THE PURPOSE TO DISCUSS THE CASE OF BROAD OAK DEVELOPMENT LTD & WESTON GLENWILLOW DEVELOPMENT, OWNER OF THE PROPERTY AT 31050 DIAMOND PARKWAY, REQUESTING A CONDITIONAL USE PERMIT ON BEHALF OF THE PROPOSED OPERATOR TO ALLOW THE CONSTRUCTION AND OPERATION OF A FACILITY WHICH WILL BE USED FOR DISTRIBUTION AND WAREHOUSING.

The Public Hearing opened at 6:06 PM.

There being no comments the Public Hearing closed at 6:07 PM.

Motion by Eric Johnson seconded by Anthony DeCarlo to approve the minutes of the June 14, 2017 Planning Commission Meeting.

**Yeas—Bowen, Cegelka, DeCarlo, Johnson
5 yeas – 0 nays**

Motion carried

OLD BUSINESS:

NONE:

NEW BUSINESS:

REQUEST FOR A SITE APPROVAL OF A STORAGE ADDITION AT 27055 TINKERS VALLEY DRIVE BY SCOTT MINADEO:

Mark Marong reported; Resident Scott Minadeo received approval for the storage addition from the ARB at the meeting this evening. Mark thanked Scott for the very detailed application he submitted to the Board. Bob Rodic stated; the storage addition will be located on the easterly side of home and attached to both home and the garage. The HOA has given the approval of the addition.

Motion by Anthony DeCarlo seconded by Mayor Cegelka for site approval of a storage addition at 27055 Tinkers Valley Drive.

**Yeas—Bowen, Cegelka, DeCarlo, Johnson
Nays—None
4 yeas – 0 nays**

REQUEST FOR A CONDITIONAL USE PERMIT TO CONSTRUCT AND OPERATE A FACILITY THAT WILL BE USED FOR WAREHOUSING AND DISTRIBUTION AT 31050 DIAMOND PARKWAY:

Mark Marong reported; chapters 1139.02 and 1147.02 outline warehouse and distribution “conditional Use” and use “specific standards”. The “specific standards” protect against the type of warehousing and distribution use if it’s next to a residential district and makes sure that the applicant has a 3 acre site. Trevor Extine has submitted a detailed letter in response to “General Criteria for All Conditional Uses” and states the specific facts of the use.

Motion by Eric Johnson seconded by Anthony DeCarlo for the Conditional Use Permit requested by Broad Oak LTD & Weston Glenwillow LTD for 31050 Diamond Parkway.

**Yeas—Bowen, Cegelka, DeCarlo, Johnson
Nays—None
4 yeas – 0 nays**

**REQUEST FOR SITE APPROVAL OF A NEW 120,350 SQUARE FOOT OFFICE/
WAREHOUSE FACILITY LOCATED AT 31050 DIAMOND PARKWAY:**

CBO Bob Rodic reported; property owners Broad Oak LTD & Weston Glenwillow LTD have submitted a site plan and a grading plan. The landscape plan for this property will be submitted for the next meeting. Parking calculations were also submitted. The Board has received a memo from Fastener Tool & Supply authorizing Geis to grade and seed along the eastern portion of the FTS property where the property is disturbed, monitor vegetation growth and replace any trees that may be damaged in the process. Brett Keller reported; the Engineering office received revised plans this morning addressing their comments. As of now, the Engineering Department has not been able to assure all of the comments are met. Mark Marong recommends Planning Commission make the motion to approve with the condition of final Engineering and Building approval and note, the landscape plan is not part of the approval tonight. Mark also recommends attaching the letter from FTS to the minutes.

Motion by Eric Johnson seconded by Anthony DeCarlo to approve the site plan of the 120,350 square foot office/warehouse facility located at 31050 Diamond Parkway predicated on final approval from the Engineering and Building Department and the letter from FTS added to these minutes for the project.

**Yeas—Bowen, Cegelka, DeCarlo, Johnson
Nays—None
4 yeas – 0 nays**

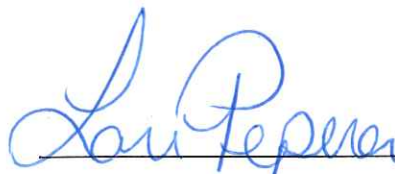
Bob Rodic reported; he will be meeting with each of the outside storage permits holders for their half year inspections.

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

The meeting was adjourned at 6:20p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera



Fastener Tool & Supply

Fastener Tool & Supply, Inc.
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Solon, OH 44139
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www.fastenertool.com

Village of Glenwillow
29555 Pettibone Road
Glenwillow, Ohio 44139

RE: Grading for Building 'D'

To Whom It May Concern:

Fastener Tool & Supply, Inc. authorizes Geis Construction to grade along the eastern portion of the FTS property as shown on the Weber Engineering Drawing for Building 'D', Grading Plan, Sheet C104 dated 06-29-2017. Geis Construction will fine grade and reseed the disturbed area and will monitor the vegetation growth until it is established. Any trees that currently exist between the eastern edge of the truck court and driveway that may be disturbed, damaged or die as a result of the grading work will be replaced in kind by Geis Construction.

Sincerely,

Frank Hendl

C.O.O.

Fastener Tool & Supply, Inc.