



Planning Commission Meeting
January 15, 2020 6:00PM

Mayor Cegelka called the meeting to order at 6:02 p.m.

PRESENT: Mayor Cegelka, Jeff Adie, Kel Billings, Scott McColl

ABSENT: Tim Hauptert

OTHERS PRESENT: CBO Bob Rodic, Law Director Mark Marong, Engineer Mike Henry

Mark Marong reported; pursuant to the Charter, the Planning Commission shall meet and organize in January of each year, and at that time choose a Chairman and a Secretary for the balance of the calendar year and until their successors are chose.

In Tim Hauptert's absence, we need to make a motion for Mayor Cegelka to act as Chairman for this meeting.

Motion by Jeff Adie, second by Scott McColl to have Mayor Cegelka act as Chairman for the January 15, 2020 Planning Commission meeting.

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

Scott McColl nominated Tim Hauptert as Chairman. There were no other nominations

Motion by Scott McColl second by Jeff Adie to appoint Tim Hauptert as Chairman.

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

Jeff Adie nominated Lori Pepera as Secretary. There were no other nominations.

Motion by Jeff Adie second by Kel Billings to appoint Lori Pepera as Secretary to the Planning Commission.

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

Motion by Jeff Adie seconded by Kel Billings to approve the minutes of the November 20, 2019 Planning Commission Meeting.

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

PUBLIC HEARING:

Public Hearing to discuss approval of a Conditional Use Permit in compliance with Zoning Code Table 1139.02(7)(F) to permit outdoor storage of materials in a Limited Industrial District at Permanent Parcel No. 991-15-001, Bond Street.

The Public Hearing opened at 6:05 PM. There being no comments the Public Hearing closed at 6:06 PM.

OLD BUSINESS:

None

NEW BUSINESS:

REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT IN COMPLIANCE WITH ZONING CODE TABLE 1139.02(7)(F) TO PERMIT OUTDOOR STORAGE OF MATERIALS IN A LIMITED INDUSTRIAL DISTRICT AT PERMANENT PARCEL NO. 991-15-001 BOND STREET:

CBO Bob Rodic reported; The Village owns the property at the end of Bond Street known as Permanent Parcel No. 991-15-001 and is requesting a Conditional Use Permit to allow for outdoor storage of materials. The property is zoned Limited Industrial District. Table 1139.02, Section 1139.02(7)(F) of the Village Code permits outdoor storage of materials in a limited industrial district as a conditional use by applying use-specific standards set forth in Section 1147.02(j); *permitting the issuance of a conditional use permit allowing the outdoor storage of materials by the Planning Commission for up to a two (2) year period, and allows that such permit may be renewed, provided the outdoor storage is and remains in compliance with the conditions contained within the code and any additional conditions prescribed by the Planning Commission.* The application includes the Public Hearing notice, outdoor storage questionnaire, site plan and photos of the site. The plan complies.

Mayor Cegelka commented; the Clean Ohio Trails Grant the Village received for Tinkers Creek Phase II that will extend the trail from where it currently ends to the southern end of Summit County to the Twinsburg border. Aggregate is needed to construct the trail. Waste Management has an aggregate facility located on Cochran Road in Solon. The Village negotiated a low price for aggregate material that could be used as a base for the Tinkers Creek Phase II Trail and future trails in the Village. A 5-year agreement was worked out with Waste Management to supply the aggregate to the Village that can be used for surfacing the Tinkers Creek Phase II and the base for other trails or projects. The aggregate would be stored on the Village owned property at the end of Bond Street.

Mike Henry commented; the aggregate is needed to construct the trails. For the next 5 years Waste Management will be supplying aggregate. The estimated savings is approximately \$15,000 this year and will be approximately \$75,000 over the next 5 years through the agreement worked out.

Motion by Scott McColl seconded by Kel Billings for approval of a conditional use permit in compliance with zoning code table 1139.02(7)(f) to permit outdoor storage of materials in a Limited Industrial District at Permanent Parcel No. 991-15-001 Bond Street.

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

Motion carried

AMENDING SECTION 1135.03 OF THE PLANNING AND ZONING CODE TO UPDATE THE RESIDENTIAL DISTRICTS LOT REQUIREMENTS.

REFERRAL TO THE PLANNING COMMISSION FOR REVIEW BY VILLAGE COUNCIL:

Law Director Mark Marong commented; the Village is growing and building out. The two pieces of Legislation on the agenda tonight deal with *flag lots*; lots that are irregular shaped. The two pieces of Legislation would define a minimum depth and width for lots. If Planning Commission is favorable; a motion to refer back to Council needs to be made, Council will then hold a Public Hearing and decide whether to adopt.

Engineer Mike Henry commented; this will help define the lot requirements to prevent issues such as driveway easements and functionality of the lot for building on the property or splitting the lot. This does not affect irregular parcels that have existing structures.

Motion by Jeff Adie seconded by Scott McColl to refer amending section 1135.03 of the Planning and Zoning Code to update the residential districts lot requirements to Council for approval.

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

AMENDING SECTION 1109.02 OF THE PLANNING AND ZONING CODE TO UPDATE THE DEFINITIONS.

Mark Marong commented; this will update the definitions in the Zoning Code.

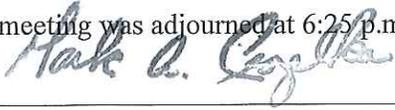
Motion by Scott McColl seconded by Jeff Adie to refer amending Section 1109.02 of the Planning and Zoning Code to update the Definitions to Council for approval.

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

CBO Bob Rodic reported; there have been no applications received for the February Planning Commission meeting.

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

The meeting was adjourned at 6:25 p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera