



Planning Commission Meeting
April 21, 2021 5:30 PM

Tim Hauptert called the Planning Commission meeting to order at 5:30 p.m.

PRESENT: Mayor Cegelka, Jeff Adie, Kel Billings, Tim Hauptert

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

ABSENT: Scott McCall

PUBLIC HEARING:

Public Hearing for the purpose to discuss Request of a conditional use permit to allow a seasonal tent at 29765 Pettibone Road, Glenwillow Grille

The Public Hearing opened at 5:33 PM. There being no comments, the Public Hearing closed at 5:34 PM.

Motion by Jeff Adie second by Kel Billings to approve the minutes of the March 17, 2021 Planning Commission Meeting.

Yeas—Mayor Cegelka, Adie, Billings, Hauptert

4 yeas – 0 nays

Motion carried

OLD BUSINESS:

None

NEW BUSINESS:

REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A SEASONAL TENT AT 29765 PETTIBONE ROAD, GLENWILLOW GRILLE:

Building Official Bob Rodic reported; Scott Rafuse, the owner of the Glenwillow Grille located at 29765 Pettibone Road is requesting a conditional use permit to install a 28' x 40' seasonal tent structure over the outdoor eating area on the front (Pettibone Road side) of the property which is zoned Village Center Business District. The site abuts the General Industrial District to the east and to the north and Village Center Business District to the south. The seasonal tent accessory structure is proposed for use from April

15th to October 15th and is required to conform to all lot and yard regulations of the zoning district. Mr. Rafuse has supplied a written narrative describing the installation and conformity to the criteria set forth in Glenwillow Chapter 1117.10 for conditional use permits. The site plan and images of the tent are contained in the site plan request. The property owner Association's approval is in the packet of information the Board has.

Mark Marong noted the request is for April 15 to October 15th and if approved, suggested the Board to take this into consideration to change the criteria if desired.

Property owner Scott Rafuse commented; he is proposing to put a tent structure over the outdoor patio to help accommodate patrons in case of inclement weather and to abide by the social distance guidelines. Mayor Cegelka questioned if the tent can with hold high winds. Mr. Rafuse responded, it is weighted and tied down with sandbags and will not be an issue.

Scott McColl joined the meeting at 5:39 PM.

Discussion took place on the proposed use of April 15th to October 15th. The Board agreed to extend the use form April 15th to November 1st.

Motion by Jeff Adie second by Kel Billings approval of a conditional use permit to allow a seasonal tent at 29765 Pettibone Road from April 15th to November 1st subject to approval of the Chief Building Official as to installation.

**Yeas—Mayor Cegelka, Adie, Billings, Hauptert, McColl
5 yeas – 0 nays**

REQUEST FOR SITE APPROVAL OF A SEASONAL TENT OVER THE DINING AREA ON THE SOUTH SIDE OF THE BUILDING AT 29765 PETTIBONE ROAD, GLENWILLOW GRILLE:

Motion by Kel Billings second by Scott McColl for site approval of a seasonal tent over the dining area on the south side of the building at 29765 Pettibone Road, Glenwillow Grille subject to the Chief Building Official as to installation.

**Yeas—Mayor Cegelka, Adie, Billings, McColl, Hauptert
5 yeas – 0 nays**

Motion carried

REQUEST FOR SITE APPROVAL OF AN ACCESSORY BUILDING (GAZEBO CANOPY) AT THE REAR OF THE BUILDING (PARKING LOT SIDE) at 29765 PETTIBONE ROAD, GLENWILLOW GRILLE:

Building Official Bob Rodic reported; Building Official Bob Rodic reported; Scott Rafuse, the owner of the Glenwillow Grille located at 29765 Pettibone Road is requesting site approval to authorize the placement of a 12' x 14' accessory building (gazebo canopy) on the rear (parking lot side) of the property which is zoned Village Center Business District. The site abuts the General Industrial District to the east and to the north and the Village Center Business District to the south. The gazebo canopy accessory

structure is a kit-of-parts and is required to conform to all lot and yard regulations of the zoning district. The application includes a site plan depicting the location and photographs of the proposal. The plan conforms to the Zoning Code. The property owner Association's approval is in the packet of information the Board has.

Property owner Scott Rafuse commented; the gazebo is currently in another location. Ground level to roof headers is 89 inches and 12 feet to the roof peak. The roof is metal/corrugated panels. The posts and truss are wood and brown in color. It will be disassembled and placed on the existing concrete slab at the rear of the building and attached to the concrete. This will also accommodate the patrons. Tim Hauptert questioned what will stop patrons from wandering around with beverages in their hands and suggested signs that read "No beverages beyond this point".

Motion by Tim Hauptert second by Jeff Adie for approval Motion by Kel Billings second by Kel Billings for site approval of an accessory building (gazebo canopy) at the rear of the building (parking lot side) at 29765 Pettibone Road, Glenwillow Grille subject to the approval of the Chief Building Official as to installation and area is posted "No beverages beyond this point."

**Yeas—Mayor Cegelka, Adie, Billings, McColl, Hauptert
5 yeas – 0 nays**

Motion carried

REQUEST FOR SITE APPROVAL OF A FREE-STANDING SIGN AT 7695 BOND STREET, R.E.L.A.M., INC.:

Building Official Bob Rodic reported; Kevin O'Brien representing 1435 Rail Inc. is requesting site and design approval to authorize the construction of a free-standing sign for RELAM located at 7695 Bond Street. The property is zoned as Limited Industrial. The 2-sided sign be 4'-0" in height and 6'-3" wide (approximately 25 s.f. per sign face) constructed from a solid block of shaped polystyrene, sealed with a polymer bonded concrete, and reinforced with fiberglass mesh. The sign foundation will consist of (2) 4" x 4" posts set in concrete and will be located 14' from the Bond Street right-of-way. Included in the application is the site plan, an image of the sign, color samples of the sign, logo, description of the sign construction and a landscape plan. The plan included 4 green gem boxwoods at the corners of the sign. Landscape Architect Katherine Holmok suggested one more green gem boxwood and 3 creeping flocks, blue in color.

Kevin O'Brien commented; this will continue to upgrade the professional look of the building with the new logo.

Motion by Scott McColl second by Kel Billings for approval of a free-standing sign at 7695 Bond Street, R.E.L.A.M., Inc. subject to the updated landscaping plan suggested by the Landscape Architect.

**Yeas—Mayor Cegelka, Adie, Billings, Hauptert, McColl
5 yeas – 0 nays**

Motion carried

REQUEST FOR SITE PLAN APPROVAL OF PHASE II OF THE TINKERS CREEK TRAIL SOUTH, 29800 PETTIBONE ROAD:

Engineer Mike Henry reported; in December 2014, the Planning Commission reviewed and approved a concept and location plan for multi-purpose trail that originated at Pettibone Road and ran due south between the easterly boundary line of the properties on Bond Street and Tinkers Creek to the end of Bond Street. That plan was modified in May 2017. The Village worked with Republic Services and the Ohio Department of Natural Resources and obtained funding. Phase I was the installation of a ½ mile of the trail to the end of Bond Street. The Tinkers Creek Phase 2 is a continuation of multi-purpose trail from the end of Bond Street due south and then east to a point just north of the boundary line between Cuyahoga County and Summit County. The area is currently all staked out to show the improvements. Attached in the Board's packet is a site plan and the improvement plans. The project should be finished by this October.

Motion by Jeff Adie second by Mayor Cegelka for site plan approval of Phase II of the Tinkers Creek Trail South, 29800 Pettibone Road.

**Yeas—Mayor Cegelka, Adie, Billings, Hauptert, McColl
5 yeas – 0 nays**

ADJOURNMENT

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

The meeting was adjourned at 6:06 p.m.



Planning Commission



Planning Commission Secretary-Lori A. Kovach