



Planning Commission Meeting
January 18, 2022, 5:30 PM

Tim Haupt called the Planning Commission meeting to order at 5:30 PM.

PRESENT: Mayor Cegelka, Jeff Adie, Tim Haupt, Neil DeCarlo, Scott McColl

OTHERS PRESENT: Law Director Mark Marong, Engineer Mike Henry, Building Commissioner Braden Thomas

Motion by Scott McColl second by Neil DeCarlo to approve the minutes of the December 21, 2022, Planning Commission Meeting.

Yeas—Cegelka, Adie, Haupt, DeCarlo, McColl

5 yeas – 0 nays

Motion carried

CITIZEN COMMENTS ON AGENDA ITEMS ONLY:

None

OLD BUSINESS:

REQUEST FOR SITE APPROVAL FOR 181 ELECTRIC VEHICLE CHARGERS AT 43500 VICTORY PARKWAY, AMAZON SERVICES LLC:

Building Commissioner Braden Thomas commented; he has had several phone conversations with the applicant based on the January meeting comments in regards to revising the drawings. Their intentions are to be on the February agenda and plan on having the revised drawings along with a narrative and a cost analysis explaining the difference to locate them behind the building as discussed in the previous meeting and leaving them in the location as proposed. They will come back with a revised plan showing all conduit located underground.

Tim Haupt questioned if the applicant will be attending virtually as in the last meeting. Braden responded; they will be attending virtually.

Mayor Cegelka questioned if they will be submitting a clear picture of other facilities of what they are proposing. Braden responded; they will be submitting pictures of a facility they have in Toledo that is comparable to what they are proposing here. They will also submit a landscape plan.

Motion by Scott McColl second by Tim Haupt, to table site approval of 181 electric vehicle chargers at 43500 Victory Parkway, Amazon Services LLC:

Yeas—Cegelka, DeCarlo, Haupt, McColl

4 yeas – 0 nays

1- abstain

Motion Carried

NEW BUSINESS:

REQUEST FOR SITE APPROVAL FOR CONSTRUCTION OF A NEW HOME AT 27420 PETTIBONE ROAD:

Building Official Braden Thomas commented: The applicants, Kristy Lumpkin/Drees Homes (Buyer) & Louis Vascek L.V Capital (Current Property Owner) are requesting site approval to permit construction of a new single-family dwelling to be located at 27420 Pettibone Road permanent parcel # 991-10013. The property is zoned Country Home District and the requested use is permissible. The property currently has no septic system or sanitary sewer. This will have to be addressed if there is approval given.

Engineer Mike Henry commented; the plans for the sanitary sewer have been designed and will be finalized the mid to end of February. The project will be advertised in early March and construction will begin in late spring to early summer with anticipation of it being completed by end of summer to early fall.

Tim Haupt confirmed that the project could be approved without the sewer and it would be contingent upon the completion of the sewer.

Mayor Cegelka commented; this is the last phase of converting septic systems in the Village. The Village did receive ARPA funds and funding from Cuyahoga County. The project is fully funded by grant funds.

General Manager, Chris, from Drees Homes was in attendance. They have dealt with this issue of improving sanitary sewers while building before. From the time stated for installation, that does not pose any problems and timing should work out. They would like to break ground early February and project 8 months completion. The home is 4,500 square feet with a finished basement and no variance are required. It has a black roof with black trim white brick with a natural mortar with stone accents.

Mayor Cegelka commented; the engineering sewer connection design is connecting in the rear of the home and should be a short run. Mike Henry commented; the line would be run to just outside of where the footer is, therefore, they will run the sanitary line to the end of the easement.

Chris commented; they would install a 4" pipe just below the footer to connect into the sanitary main and run it to the connection at the easement.

Motion by Jeff Adie second by Scott McColl, for approval of construction of a new home at 27420 Pettibone Road subject to final building approval, final engineering approval and applicant is aware no occupancy is permitted before the completion of the sanitary sewer.

**Yeas—Cegelka, Adie, DeCarlo, Haupt, McColl
5 yeas – 0 nays
Motion Carried**

REQUEST FOR SITE APPROVAL FOR TREE REMOVAL AT 27420 PETTIBONE ROAD:

Building Official Braden Thomas reported; The applicants, Kristy Lumpkin/Drees Homes (Buyer) & Louis Vascek L.V Capital (Current Property Owner) are requesting site approval to clear land for the construction of a new single-family dwelling. The property is zoned Country Home District, and the requested use is permissible. Chapter 1165.02 states that the removal of any tree having a diameter at breast height (DBH) of eight inches (8") or greater shall only be permitted when approved by the Planning Commission for the purposes of construction of dwellings, buildings, and structures.

Engineer Mike Henry commented; the applicant has shown on the site plan where the house will be located on the property but does not specify where the trees are located. It does indicate the number of trees.

Tim Hauptert questioned if this conforms to the limit of trees that can be taken and if it falls within the timeline for the Ohio bat law.

Mike Henry commented; the bat rule does need to be followed between March and October, although there is no Federal jurisdiction for clearing as of yet.

Mayor Cegelka questioned if all the ash trees will be removed. Drees General manager responded they will all be removed.

Motion by Jeff Adie second by Scott McColl, for approval of tree removal at 27420 Pettibone Road.

Yeas—Cegelka, Adie, DeCarlo, Hauptert, McColl

5 yeas – 0 nays

Motion Carried

REQUEST FOR SITE APPROVAL FOR A LANDSCAPE PLAN AT 27420 PETTIBONE ROAD:

Building Official Braden Thomas commented; The applicants Kristy Lumpkin/Drees Homes & the current property owner Louis Vascek L.V. Capital, are requesting approval of a landscape plan associated with the construction of a new single-family dwelling located at 27420 Pettibone Road PP #991-10-013. The property is located in the Country Home District. The applicant submitted a landscape design which was sent out to the Landscape Architect. There were suggestions that should be addressed. If approved, there should be some conditional approval based off of the Landscape Architects comments. Some of the comments included the topsoil depth and questioned the grass blend. A copy of the Landscape Architects comments were passed out to the rest of the PC Board.

Jeff Adie questioned if there is a deposit required for landscaping to ensure landscaping is installed after construction of a new construction. Discussion took place about the landscaping requirements noted in section 1301.11c in the building code. The approval will be good for one year. If needed, the applicant will then come back for another approval.

Scott McColl commented; he would like to see a more detailed drawing of what the landscaping will look like.

Motion by Tim Hauptert second by Scott McColl, to table the approval of the landscape plan at 27420 Pettibone Road.

Yeas—Cegelka, Adie, DeCarlo, Hauptert, McColl

5 yeas – 0 nays

Motion Carried

MISCELLANEOUS:

Building Official Braden Thomas commented; for the February meeting there will be the Amazon project EV chargers that was tabled at the December meeting, and outside storage with conditional uses approvals. Another project that is speculative for February is for approval of an accessory building on Bond Street.

ADJOURNMENT

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

The meeting was adjourned at 6:08 p.m.

Planning Commission

Planning Commission Secretary-Lori A. Kovach