



Mr. Adie, acting Chair, called the Planning Commission meeting to order at 5:30 PM.

Present: Jeff Adie, Mayor Cegelka, Scott McColl, Neil DeCarlo

Absent: Tim Hauptert

Others Present: Law Director, Mark Marong, Building Official, Braden Thomas,
Engineer, Mike Henry

Approval of minutes

Scott McColl, seconded by Mayor Cegelka, moved to approve the minutes of the March 20, 2024, Planning Commission meeting.

Roll call on the motion: Yeas: Adie, Cegelka, McColl
Abstain: DeCarlo
3 Yeas, 0 Nays, 1 abstention
Motion carried

PUBLIC COMMENTSON AGENDA ITEMSONLY

None

Old Business

None

New Business

- 1) Mike Henry - Village of Glenwillow
29555 Pettibone Road – Permanent Parcel #991-22-012
Requests approval of lot split

Mike Henry, Village Engineer, addressed the application. The application is for a lot split of Village property that is adjacent to the Village Hall. The property has the building that had the Building Department and Service Department on it. They are proposing a lot split to be able to sell the property. It meets zoning requirements, no variances are required. If the lot split is approved at the Planning Commission, it will be taken to the County for approval of the lot split.

Mayor Cegelka clarified that the offices for the building and service departments have been moved to the new building, therefore there is no need for the offices or the garage on the property. The police department is taking over the garage where the service department was housed. There is no longer a need for the property/buildings. There are items that will need to be moved out. Mayor Cegelka asked Mr. Henry about the HOA as Jerry Eisen and Scott Rafuse, are both owners due to bankruptcy. How would the new owner fit into the picture?

Mr. Marong replied that it is a property owners association; they have common area. They would fold into the agreement to be part of the POA that exists with the Glenwillow Grille and the surrounding property.

Mr. Adie asked if this would automatically happen once it is sold. Mr. Marong stated that it would be up to the buyer.

Mr. Henry stated that the property is separate from the POA. A new owner would have to petition to be part of the POA.

Mayor Cegelka asked if someone could live there and have a business there. Mr. Marong responded that there is no residential allowance so a use variance would be required if someone wanted to live there. It is part of the Village Center Business District.

Mr. Henry replied that it is not permitted as a residence.

Mr. Adie asked if Planning Commission approves the lot split, should the Village approach Jerry Eisen and Scott Rafuse to see if they want to bring the property into their organization. Mayor Cegelka replied that Jerry Eisen has already expressed interest if this moves forward.

Mr. Marong stated that the purchase and sale of public property would go to the Mayor and Council Executive session for approval.

Mr. McColl, seconded by Mr. DeCarlo, moved to approve the lot split for 29555 Pettibone Road, permanent parcel #991-22-012.

**Roll call on the motion: Yeas: Adie, Cegelka, McColl, DeCarlo
4 Yeas, 0 Nays
Motion carried**

- 2) Mike Henry - Village of Glenwillow
7360 Austin Powder- Permanent Parcel #991-22-002
Requests approval of lot split

Mr. Henry addressed the application. This is a property up on the hill. Board members have the location of the property shown in their packets. It is the old Village Hall; it might be the oldest building in the Village. Below is the ball field and soccer field.

Mr. Adie asked why there is a need for the lot split.

Mayor Cegelka replied that there is no plan yet for the "House on the Hill." The space has been used for storage of records; they are trying to consolidate to the new center. He stated that he will sit down with council to come up with a plan for the building. There is no plan to sell the property but want the ability to use it as a separate parcel rather than with the entire parcel of the park. Mr. Marong responded that this is partly by his request. If Council were to entertain renting the property to someone if remains one parcel, the whole park parcel would default to being taxable. If this portion is split off, only this portion would be taxable if rents are collected. This lot split would separate the whole park from the building.

Mr. Henry stated that it is about a .36-acre parcel; Glenwillow Place was carved out of this. The parcel to be split off is about 7/10 acre.

Mr. Adie asked if we rent it out, is it fully taxed? Mr Marong responded; if the Village uses it, we are tax exempt, or if another governmental agency rents it out, it is still tax exempt. Anytime it is for profit where the Village gets rents, it becomes taxable.

Mr. DeCarlo asked if the building is in shape to make it a community center. Mayor Cegelka responded that the building has been renovated, the foundation has been redone, it has been painted, and the kitchen is functional. The building is very carved up as it was a traditional house set up; if used, it would be mainly on the first floor.

Mr. DeCarlo stated he would like to see the building stay as part of the Village tradition.
Mr. Adie stated that council would want to preserve it.

Mr. Henry gave more background on the property; blue clay was cut out of the area and put over at the landfill. There was coordination with the Village to take the blue clay and cap the landfill giving the Village a recreation area.

Mr. DeCarlo, seconded by Mr. McColl, moved to approve the lot split for 7630 Austin Powder, permanent parcel #991-22-002.

Roll call on the motion: Yeas: Adie, Cegelka, McColl, DeCarlo
4 Yeas, 0 Nays
Motion carried


Miscellaneous

Mr. Marong stated that the next meeting of Council, legislation prohibiting the adult use cannabis cultivation, growing and dispensing in Glenwillow by the zoning code will be presented. It will go on first reading of council; come to Planning Commission for a public hearing; planning commission will consider the legislation and make a recommendation to council. There is a moratorium in place for six month while the rules are drafted. Most communities in Cuyahoga County are doing what the Village is proposing to do. Since it is an amendment to the zoning code, prohibiting from a use standpoint needs to go to Planning Commission.

Mr. Thomas stated that as of now, there is no Planning Commission agenda for next month.

Adjournment


There being no further business to come before the Planning Commission, Mr. McColl, seconded by Mr. DeCarlo, moved to adjourn the April 17, 2024, Planning Commission meeting. All in favor. The meeting was adjourned at 6:01 pm.



Planning Commission

5/15/24

Date



Lori Kovach, Planning Commission Secretary