



Village of
Glenwillow
Honoring the Past - Welcoming the Future

Planning Commission

March 19, 2025 – 5:30 pm.

Tim Haupert, Chairperson, called the Planning Commission meeting to order at 5:31 PM.

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

Absent: None

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

APPROVAL OF MINUTES

Mr. DeCarlo, seconded by Mr. McColl, moved to approve the minutes of the January 15, 2025, Planning Commission meeting.

Roll call on the motion: Yeas: Cegelka, McColl, DeCarlo

Abstain: Haupert

3 Yeas, 0 Nays, 1 abstention

Motion carried

Adie was not present yet for the approval of the minutes, but did join the meeting shortly after.

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

None

OLD BUSINESS

None

NEW BUSINESS

1) Andrew Gunnerson

29189 S Village

Request site plan approval for backyard garden structure.

Chief Building Official Report:

Mr. Thomas gave a staff report on the submittal. The request is from Andrew Gunnerson who resides at 29189 S Village; he is requesting site approval for a backyard garden structure. The full staff report is in the commission's packets to communicate details for the agenda items. Mr. Thomas stated that there is one error in the packet regarding section 1115.11 Architectural Review Board approval; per the Glenwillow HOA guidelines, garden structures do not require Architectural Review Board approval.

Mr. Thomas read sections from the report that the commission should consider for the submittal. The project complies with the HOA.

Mr. Thomas stated that this is a new agenda item; any previous issues regarding this property are gone.

Mr. Gunnerson addressed the Commission; they deconstructed the old garden before the end of 2024. Before starting anything this year, they talked with the HOA and Mr. Thomas.

The size, shape and area of the garden structures were discussed with Mr. Thomas to be sure they comply. For the raised beds, they are using materials they have from the gardens they deconstructed. It is a similar structure to another garden in the neighborhood. The fencing is two-by-four cedar material. The top of the fencing will be trellis. They are dividing it up into five beds instead of one structure fencing around it.

Mr. Hauptert clarified that Mr. Gunnerson is using reclaimed wood from his previous project. He also asked about the five beds to be sure they will only have the five beds and not extend further on his property. Mr. Gunnerson stated that there will only be five raised beds where the gardening will take place inside the fencing. Mr. Henry addressed the board and clarified the area that will be fenced with the five gardens, the area in between the beds is walkways and ground level gardens. Mr. Thomas stated that the submittal follows the code. He also stated that most of the garden activity should be in the backyard.

Mr. Hauptert, seconded by Mr. Adie, moved to approve the site approval for the proposed backyard garden structure for 29189 S Village Lane in the Village Center Home District.

Roll call on the motion: Yeas: Adie, Cegelka, Hauptert, McColl, DeCarlo

5 Yeas, 0 Nays

Motion carried

- 2) Justice Brooks – MS Consultants
7005 Cochran Road

Request site approval for site changes and signage for Bob's Discount Furniture in the General Industrial District.

Chief Building Official Report:

Mr. Thomas stated that Jessica Leiter, MS Consultants, will be representing 7005 Cochran Road, for Bob's Discount Furniture. They are requesting site changes and signage for Bob's Discount Furniture in the General Industrial District. This is an interior build out with minor site modifications that will include three new wall signs, a new monument sign, a new guard shack and modifications to the fencing. They have proposed two options for signage: one had more of a shopping center type feel that would not fit the area. Both sign packages comply with the zoning code. The proposed modifications to the site are minor and fall within the scope of what is considered appropriate for the area. The new fencing will match the existing chain link fencing currently on the property; the existing guard shack will be demolished and replaced with a new one in the same location; additionally minor adjustments will be made to facilitate customer pick-ups and deliveries. This is typical for this type of operation. The signage request has the most significant impact on the surrounding area; two options have been submitted for the commission's consideration. Option two seems the most suitable for the area; option one has more of a shopping center appearance. All aspects comply with the zoning ordinances and no variances are required. The building department has no objections to the project. The Planning Commission's decision should be based on codified section 1115.09 Site Plan Review Criteria for Planning Commission with particular emphasis on 1115.09(j) regarding signage. The sign

proposal consists of three signs on the face of the building. The previous tenant had the same amount of signage, in different locations. The project does have a retail component; the size of the retail portion does fall within the Village's allowance. In front of the commission for the submittal are the signs, fencing, and the guard shack.

Ms. Leiter, MS. Consultants, representing Bob's Discount Furniture, addressed the board. The warehouse portion of the building is about 408,000 square feet; in that portion they will demo a lot of the second-floor mezzanine that was used for offices, to open it up for warehouse space. In the front portion of the space, there are two stories; they are about 25,000 square feet each for the first and second floors. The second floor will be mostly office spaces and the first floor for the retail component; an outlet for furniture and mattress sales.

The flow of traffic will remain the same with the outdoor changes. They are adding fencing for security measures. They will replace the guard house as it is falling apart. There are two signage options; Bob's will take either package.

Mr. Marong stated that the Village architect reviewed the signage; and his preference is option two with the signage above the window. The Architectural Review Board will review the proposal. The use is permitted. There are no issues from legal. They are well within their threshold for retail space.

Mr. Henry has no comments related to the submittal.

Mr. Adie asked if there is ample parking. Mr. Thomas stated that the existing parking lot had a retail component in the past. Mr. Marong stated that in the past it was office space that needed more parking than retail space requires. Since it is a limited outlet type store, parking is not an issue.

Mr. DeCarlo asked when the retail portion will be open.

Ms. Leiter responded that the plan is to start construction in August; they are planning to move in January 2026 and possibly open February 2026.

Mayor Cegelka asked about the hours of operation for the retail section. Ms. Leiter believes that the hours are 10 am – 8 pm. She asked if there are restrictions on hours. Mr. Thomas will have to research.

Mayor Cegelka gave a background on the tenants for the building at 7005 Cochran Road: in the late 1990's, Mr. Coffee came from Bedford Heights, then transitioned to Sunbeam, they moved operations to Mexico and the building was vacant for a while; Royal Appliance (Dirt Devil) then took over, they were bought by TTI Floorcare and had a national presence in the Village for a while until they moved to North or South Carolina; the building has been used as sublease for warehouse space. The whole building will be operated by Bob's Furniture; they have a lease for 15 years. The Village is happy to welcome Bob's.

Mr. DeCarlo, seconded by Mr. McColl, moved to approve the site modifications and option 2 for the signage for Bob's Discount Furniture, at 7005 Cochran Road in the General Industrial District.

**Roll call on the motion: Yeas: Adie, Cegelka, Hauptert, McColl, DeCarlo
5 Yeas, 0 Nays**


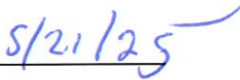

Motion carried

MISCELLANEOUS

Mr. Thomas commented that he will be looking at Bond Street for compliance with conditional us and will issue any necessary notices. He will email the Planning Commission to keep them in the loop.

ADJOURNMENT

There being no further business to come before the Planning Commission, Mr. Adie, seconded by Mr. Hauptert, moved to adjourn the March 19, 2025, Planning Commission meeting. All in favor. The meeting was adjourned at 6:01 pm.

		
_____ Planning Commission	_____ Date	_____ Lori Kovach, Planning Commission Secretary