



Planning Commission Meeting
May 30, 2018
6:00 p.m. Special Meeting

Gregg Bowen called the meeting to order at 6:00 p.m.

PRESENT: Mayor Mark Cegelka, Gregg Bowen, Jeff Adie, Kel Billings

ABSENT: Tim Hauptert

OTHERS PRESENT: Engineer Mike Henry, CBO Bob Rodic, Law Director Mark Marong,
Greg Seiffert of Geis Companies

OLD BUSINESS:

NONE:

NEW BUSINESS:

REQUEST FOR SITE PLAN APPROVAL FOR A NEW 434,000 SQUARE FOOT BUILDING BY BROAD OAK LTD & WESTON GLENWILLOW LTD LOCATED AT 43500 VICTORY PARKWAY:

Mike Henry reported; there were some modifications and Geis' Engineering Company made the correct modifications and the plan is approvable. Mike Recommended the plan be approved this evening.

Mark Marong reported; at the last meeting, the item was tabled with consent of the applicant so further Engineering items could be done. Just in case additional Engineering, Building and Fire Department approvals are needed, Mr. Marong requested the motion be subject to those approvals. There is a photometric plan that is part of the site plan. This will be reviewed by the Landscape Architect and approved as part of the landscape plan in June. He is also requesting the motion be conditioned upon that approval as well. The motion should be made subject to the following; a landscape plan being submitted in June that adequately protects erosion, runoff and disturbance in the natural water supply by providing adequate drainage; this project is tied to a Community Reinvestment Area Agreement. He asked that any approval for this be made subject to the WRP Glenwillow LLC CRA Agreement being passed by Council, executed by the parties and the project going forward; parking type will be approved in concept only and the applicant is to reappear before the Planning Commission when the occupied business and the uses are identified. A tenant will have to come back and propose the use to determine what type of parking they need and any possible design change to the building.

Mayor Cegelka commented; the Engineer prepared a map showing the "Block B" area that will not be developed. It is approximately 31 acres and will remain undeveloped. It is adjacent and butts up against Solon and Twinsburg. This is a significant buffer area that will remain treed and to developed.

Motion by Mayor Cegelka seconded by Jeff Adie to approve the request, with the agreement of the applicant, for site plan approval for a new 434,000 square foot building by Broad Oak LTD & Weston Glenwillow LTD located at 43500 Victory Parkway SUBJECT TO: final Engineering, Building and Fire Department approvals; approval of the Photometric plan by the Landscape Architect; the applicant submitting a landscape plan in June that adequately protects erosion,

runoff and disturbance in the natural water supply; subject to the WRP Glenwillow LLC CRA Agreement being passed by Council executed by the parties and the project going forward; parking approved in concept only and the applicant is to reappear before the Planning Commission when the occupied business and the uses are identified.

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

REQUEST FOR SITE APPROVAL OF A PATIO DECK LOCATED AT 27055 TINKERS VALLEY DRIVE:

Bob Rodic Reported; Scott Minadeo, owner of the property at 27055 Tinkers Valley Drive is requesting site approval to permit construction a patio/pool deck approximately 25' x 33' as an accessory use to the back of his home, partially surrounding an above ground pool. The property is zoned Country Home District and the requested use is permissible. The property is located at the northwest drive of the Tinkers Valley Subdivision. The project has been approved by the HOA. ARB approved the design of the deck earlier this evening.

Motion by Mayor Cegelka seconded by Jeff Adie for approval of a patio deck located at 27055 Tinkers Valley Drive subject to replanting of the evergreens that have died.

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

REQUEST FOR SITE APPROVAL OF A FENCE FOR THE COMMUNITY GARDEN LOCATED AT 28555 PETTIBONE ROAD AT THE TINKERS CREEK TRAILHEAD PARKING SITE :

Bob Rodic reported; The Village of Glenwillow is seeking site approval to construct a 6' high chain link fence enclosure surround for the site of the Community Garden. The Chain link fence will be coated in black plastic and the enclosure will be 125' long running north and south and 25' wide east and west at the Tinker's Creek Trailhead Parking site located at 28555 Pettibone Road zoned Country Home District.

Motion by Kel Billings seconded by Jeff Adie for site approval of a fence for the Community Garden located at 28555 Pettibone Road.

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

REQUEST FOR SITE APPROVAL OF ACCESS GATES TO BE LOCATED AT 28500 AND 28555 PETTIBONE ROAD AND THE PETTIBONE ROAD PARK AT THE WEST SIDE OF PINECREST:

Mike Henry reported; the Village is seeking approval of three fences. One is to shut the Tinkers Creek Trailhead parking lot down in the off season. The gate will be a PVC 3 rail 24' wide decorative fence gate that matches the fencing around the rest of the Village. The second is at the entrance to the cellular tower site at Telepage Road located at 28500 Pettibone Road and the third will be at the entrance of the Pettibone Road Park. Both fences will be a black galvanized 26' wide fence and set back off the road. It is a barrier-type gate and will be of tubular design. Kel Billings asked what the purposes of the gates are. Mike stated; they will be shut in the off season and non business hours for safety. The Police Department will have keys for each gate and monitor the opening and closing for each.

Motion by Kel Billings seconded by Mayor Cegelka for approval of three access gates located at 28555, 28500 Pettibone Road, and the Pettibone Road Park west of Pinecrest

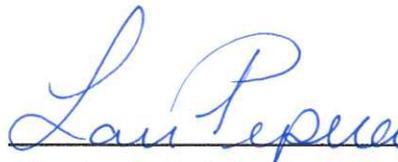
**Yeas—Mayor Cegelka, Adie, Billings, Bowen
4 yeas – 0 nays**

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

The meeting was adjourned at 6:20 p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera