



Planning Commission Meeting  
July 18, 2018 6:00PM

Mayor Cegelka called the meeting to order at 6:00 p.m.

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

OTHERS PRESENT: CBO Bob Rodic, Law Director Mark Marong

Mayor Cegelka announced; since Gregg Bowen has resigned, a new Chairman of the Planning Commission is needed and asked for nominations. Mayor Cegelka nominated Tim Hauptert.

**Motion by Mayor Cegelka seconded by Kel Billings to elect Tim Hauptert as Chairman of the Planning Commission.**

**Yeas—Mayor Cegelka, Adie, Billings, Hauptert  
4 yeas – 0 nays  
Motion carried**

**PUBLIC HEARINGS:**

**PUBLIC HEARING FOR THE PURPOSE TO DISCUSS A VARIANCE REQUEST TO ZONING CODE CHAPTER 1135.07(B)C TO PERMIT MORE THAN ONE GARAGE ON A SINGLE FAMILY LOT AT 27445 PERGL ROAD.**

The Public Hearing opened at 6:05pm. There were no comments. The Public Hearing closed at 6:06pm.

**PUBLIC HEARING FOR THE PURPOSE TO DISCUSS A VARIANCE REQUEST TO ZONING CODE TABLES 1155.08A AND B TO PERMIT A REDUCTION IN THE WIDTH AND LENGTH DIMENSIONS REQUIRED FOR A PARKING STALL AT 7100 COCHRAN ROAD.**

The Public Hearing opened at 6:06pm. There were no comments. The Public Hearing closed at 6:07pm.

**Motion by Jeff Adie seconded by Kel Billings to approve the minutes of the June 20, 2018 Planning Commission Meeting.**

**Yeas—Mayor Cegelka, Adie, Billings, Hauptert  
4 yeas – 0 nays  
Motion carried**

**OLD BUSINESS:**

**NONE:**

**NEW BUSINESS:**

**VARIANCE REQUEST TO PERMIT A SECOND GARAGE ON A PROPERTY LOCATED AT 27445 PERGL ROAD:**

Bob Rodic Reported; Nathan Orlove, the owner of the property at 27445 Pergl Road, is requesting a variance to construct a second garage upon his property. There is an existing 2-car attached garage. The property is located in the Country Home District. The proposed detached garage will be four-hundred (400) square foot in area (20' x 20'). The design was approved at the ARB meeting earlier this evening subject to Planning Commission approval. The Zoning Code chapter 1135.07(b) (1) C permits not more than one garage on a single family lot. The Public Hearing notice was given to the adjacent property owners and posted at Village Hall and on the website. Nathan Orlove wrote a letter to the Planning Commission discussing the matter of the variance. It was determined the Village will deal with this as an Area Variance. Nathan identified certain criteria that were in the code such as having no knowledge of the zoning restriction when he purchased the property. The lot is rather large and the new structure would increase storage for yard equipment and additional vehicles. Nathan discussed the garage with the neighbor across the street and next door. Both neighbors thought it was a good idea to put up a second structure for storage. Jeff Adie questioned the setback. Bob Rodic confirmed it is 24 ½ feet from the westerly line. Mayor Cegelka commented; there are a number of homes in the Pergl Road Subdivision with a second structure as a garage for storage.

**Motion by Jeff Adie seconded by Mayor Cegelka to approve the variance request to permit a second garage on the property located at 27445 Pergl Road.**

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

**Memo from Nate Orlove attached**

**REQUEST FOR SITE PLAN APPROVAL OF A 400 SQUARE FOOT DETACHED GARAGE LOCATED AT 27445 PERGL ROAD:**

Bob Rodic Reported; Nathan Orlove, the owner of the property at 27445 Pergl Road, is requesting a site plan approval of a second garage upon his property. There is an existing 2-car attached garage. The property is located in the Country Home District. The proposed detached garage will be four-hundred (400) square foot in area (20' x 20'). The design was approved at the ARB meeting earlier this evening subject to Planning Commission approval.

**Motion by Jeff Adie seconded by Kel Billings for site approval of a 400 square foot detached garage at 27445 Pergl Road.**

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

**Motion by Kel Billings seconded by Mayor Cegelka move item D on the agenda to item C.**

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

**VARIANCE REQUEST TO PERMIT A REDUCTION IN THE WIDTH AND LENGTH DIMENSIONS OF PARKING STALLS AT 7100 COCHRAN ROAD, CUSTOM PRODUCTS:**

Bob Rodic reported; the applicant, Custom Products Corporation the operator of the business at 7100 Cochran Road, is requesting site plan approval to expand their parking by adding 24 new parking spaces. The property is located in the General Industrial District. The present zoning code requires a 10-foot wide stall and 20 feet in length. The applicant is requesting a 9'x 18' stall. When Custom Products moved into the Village, in 2001, a site plan was submitted that indicated 24 parking spaces were to be land-banked for future expansion. Their request is to go ahead with that expansion. Bob went through the minutes and could not locate any information to support that specific site plan. Therefore, it was decided to have them come in before the Board for a variance request. Bob Stepanek representing Custom Products was in attendance. Kel Billings questioned Bob Stepanek if there is any trouble with the size of the parking stalls now. Bob Stepanek stated there is not.

**Motion by Kel Billings seconded by Jeff Adie to permit the variance request for the reduction in width and length dimensions of parking lot stalls at 7100 Cochran Road.**

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

**REQUEST FOR SITE PLAN APPROVAL OF A PARKING LOT EXPANSION AT 7100 COCHRAN ROAD, CUSTOM PRODUCTS:**

Bob Rodic reported; the applicant, Custom Products Corporation, the operator of the business at 7100 Cochran Road, is seeking a variance to permit the expansion of a parking area and employ a parking stall size that is not consistent with the present standard. The property is located in the General Industrial District. There will be 24 new parking spaces. The proposed parking is located on the westerly side of the site and was originally designated as "land banked" on the original site plan when the project was conceived in the early 2000's. The application includes a letter of explanation, a view of the site from the east, a view from the west, the original grading plan, and the site plan.

**Motion by Jeff Adie seconded by Mayor Cegelka for site plan approval of a parking lot expansion at 7100 Cochran Road subject to final Building and Engineering approval.**

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

**REQUEST FOR APPROVAL OF LANDSCAPE PLAN FOR A NEW 434,000 SQUARE FOOT BUILDING AT 43500 VICTORY PARKWAY BY BROADOAK LTD & WESTON GLENWILLOW LTD.:**

Bob Rodic reported; Landscape Architect Jodi McCue, from EDG, and Trevor Extine, from Geis Companies, were in attendance. Jodi McCue reported; required plantings are located on the frontage area. It is a combination of citrus trees, evergreens and shrubs to provide color and seasonal interest. Large evergreen trees provide a buffer and purple foliage citrus trees add more color. Along the proposed recreation trail there will be evergreens to shield it from the parking lot. Jodi requested evergreens be planted to shield the neighbors at the south. There will also be evergreens planted on the hillside to buffer during the winter months. There are combination plantings in the front of the building and at the corners. Tim Hauptert asked what the time line of the start and finish of the project is. Trevor Extine commented; the hope is the project will be finished by the end of this year. Kel Billings verified the Twinsburg subdivision this project backs up to is Meadowood. Mayor Cegelka reminded the Board; there is 31 acres being preserved. This land has always been zoned industrial. Jodi commented; she would like to see screening with evergreen trees done on the southeast corner.

**Motion by Mayor Cegelka seconded by Jeff Adie for approval of the landscape plan for the new 434,000 square foot building at 43500 Victory Parkway as reviewed by the Landscape Architect with the recommendation that the southeast corner have evergreen trees built up on the embankment for stabilization and screening.**

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

**Landscape Plan attached**

**REQUEST FOR SITE PLAN APPROVAL OF A PATIO DECK LOCATED AT 29248 NORTH VILLAGE LANE:**

Bob Rodic reported; Dominic and Katie McGhee, owners of the property at 29248 North Village Lane are requesting design and site approval to construct a raised patio deck structure located on the rear of their home. The property is zoned Village Center Home District and the requested use is permissible. The side yard setback is 12.2 feet and rear yard setback is 31.4 feet. Both are conforming to the code. The design of the deck was approved by the ARB and the HOA.

**Motion by Mayor Cegelka seconded by Jeff Adie for approval of the site plan for a raised patio deck located at 29248 North Village Lane.**

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

Kel Billings questioned the removal of the two fence posts near the Glenwillow Place subdivision. Mayor Cegelka responded; the HOA is still in the process of doing the signage for the development. The removal of the tow posts is part of their project.

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 6:17 p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera