



Planning Commission Meeting
June 14, 2017
6:01 p.m. Meeting

PRESENT: Mayor Cegelka, Gregg Bowen, Eric Johnson, Anthony DeCarlo, Tim Hauptert

OTHERS PRESENT: Engineer Mike Henry, CBO Bob Rodic, Law Director Mark Marong, Economic Development Director Peggy Spraggins

Motion by Mayor Cegelka seconded by Eric Johnson to approve the minutes of the May 24, 2017 Planning Commission Meeting.

**Yeas—Bowen, Cegelka, DeCarlo, Hauptert, Johnson
5 yeas – 0 nays**

Motion carried

OLD BUSINESS:

NONE:

NEW BUSINESS:

REQUEST FOR A LOT SPLIT APPROVAL FOR PERMANENT PARCEL #991-22-005 BY BROAD OAK LTD & WESTON GLENWILLOW LTD:

CBO Bob Rodic reported; the applicant, Broad Oak Development, represented by Geis is requesting a lot split plat for the Mantua site. The property is zoned General Industrial District. The permanent parcel contains 97 acres. The lot split approval was granted in May creating subplot 7 which is less than 11 acres. Sublot 8 contains just over 9 acres and is proposed to be split creating subplot 8-R with approximately 77 acres. Sublot 8 would be the proposed location of the Mantua site and subplot 8-R would be the remaining property to the south. The plan conforms to the minimum lot area and minimum lot width. Mike Henry reported; the Engineering Department reviewed the plots and recommends approval. Mayor Cegelka reported the landscape plan for Mantua and GED will be presented at the July meeting.

Motion by Eric Johnson seconded by Anthony DeCarlo to approve the lot split for PP #991-22-005 on Diamond Parkway.

**Yeas—Bowen, Cegelka, DeCarlo, Hauptert, Johnson
Nays—None**

REQUEST FOR APPROVAL OF A LANDSCAPE DESIGN PLAN AT INTERDESIGN LOCATED AT 30320 EMERALD VALLEY PARKWAY:

CBO Bob Rodic reported; Landscape Architect, Katherine Holmok worked very closely with the Landscape Designer on this project. There was an area on Pettibone Road where trees were removed due to the Indiana Bat. The Village wanted to find something that could be replanted and will flourish to supply adequate screening from Pettibone Road. Katherine put together some pictures that would show her recommendations and how it would look at different stages. Katherine did recommend some minor

changes to the plan with some of the plantings. With that in mind she did approve the plan with those conditions. The Landscape Designer did incorporate Katherine's changes in the area of Pettibone Road. Bob explained; Once the plants are installed, Katherine will review the area at certain intervals to make sure the plants are thriving and then write up a report to the owner of the property.
(Katherine's recommendations are attached)

Motion by Mayor Cegelka seconded by Eric Johnson to approve the landscape plan at Interdesign located at 30320 Emerald Valley Parkway with the recommendations of the Landscape Architect.

Yeas—Bowen, Cegelka, DeCarlo, Hauptert, Johnson
Nays—None
5 yeas – 0 nays

REQUEST FOR SITE APPORVAL OF TOWN CENTER PARK LOCATED AT 29800 PETTIBONE ROAD:

Economic Development Director Peggy Spraggins reported; through negotiations, Republic Services agreed to donate 1.76 acres of land just west of the railroad tracks for use as a park. The Village had the Landscape Architect come up with a concept plan for the area. It includes a shelter, parking lot, a trail around the perimeter, a small gazebo and a Veteran's Memorial. The Village received a supplemental grant from Cuyahoga County in the amount of \$50,000. Phase I will begin this year and include in it the shelter and the parking lot. Mayor Cegelka reported; the parking lot will be constructed this summer, across the street from the Glenwillow Grille. The Village will try and keep as many trees as possible in the park, with the help of the Landscape Architect. Mike Henry stated; the plan for shelter will come before the ARB in July. The park will also have water and electric which will be added in a different phase. The parking lot and shelter are expected to be completed this year.

Motion by Eric Johnson seconded by Tim Hauptert for site approval of Town Center Park located at 29800 Pettibone Road.

Yeas—Bowen, Cegelka, DeCarlo, Hauptert, Johnson
Nays—None
5 yeas – 0 nays

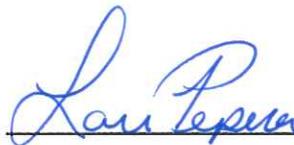
Bob Rodic reported; next month the Planning Commission agenda will have the site plan for the Mantua project, the GED & Mantua landscape plan, a raised deck site plan and an addition on Tinkers Valley.

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

The meeting was adjourned at 6:25p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera