



Planning Commission Meeting  
September 20, 2017  
6:00 p.m. Meeting

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

OTHERS PRESENT: Engineer Mike Henry, CBO Bob Rodic, Law Director Mark Marong

**Motion by Mayor Cegelka seconded by Anthony DeCarlo to approve the minutes of the August 9, 2017 Planning Commission Meeting.**

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

**OLD BUSINESS:**

NONE:

**NEW BUSINESS:**

**REQUEST FOR APPROVAL OF LAND CLEARING ACTIVITY INCLUDING THE REMOVAL OF TOPSOIL AND PLACEMENT FILL BY BROAD OAK LTD & WESTON GLENWILLOW LTD AT VICTORY PARKWAY SUBLot 9.**

Engineer Mike Henry reported; the Geis Companies applied for this application. The reason for the clearing and grading is to help fortify additional soil needed for the Mantua building that is already underway. Mike stated; Engineering has reviewed and gives approval. There are only a few trees that need to come down towards the corner of the property. Mark Marong stated; chapter 1165.06 b outlines the conditions for approval. It protects the natural water supply, maintains adequate drainage and makes sure there isn't undue disturbance as far as nuisance, dust and erosion.

**Motion by Eric Johnson seconded by Anthony DeCarlo for approval of land clearing activity including the removal of topsoil and placement fill predicated on final Engineering approval and Building Department approval.**

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

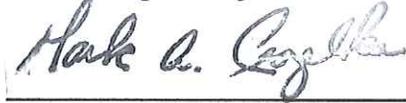
Mayor Cegelka stated; plans for site approval will be submitted for the next Planning Commission meeting for the development of the 30 acres on Victory Parkway. The project on this parcel is a proposed 434,000 sq. ft. spec building. The building design is currently being worked on and will be on the ARB agenda. An Economic Development incentive package is being worked on along with Council, the State of Ohio and Solon City schools approval.

There has been some inquiry on a residential development on Richmond Road. Mr. Weber owns the 20 acres of land that was previously split it into two 10 acre lots. There has been interest by Drees Homes, the, developer who completed Glenwillow Place, to develop the land. Bob Rodic commented; there have been two meeting with Drees Homes. A preliminary plan showing 14 sub-lots was looked at. The topography and water channels on the site are challenging. After this meeting, Drees was going to have a wetlands delineation done and see if it would be worth-while to move forward.

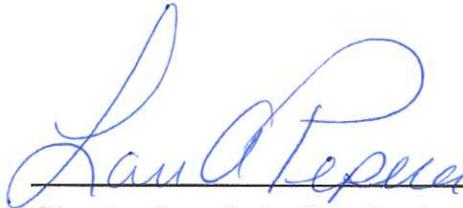
Bob Rodic commented on the outside storage; a follow up inspection was done in the beginning of August. Four of the six parties that the Village dealt with are compliant. Western Reserve Asphalt has some pine trees in the front that were not as full as they are now. It appears they do not need to add trees as the Landscape Architect had indicated. The company is however, constructing a fence and will come through Planning Commission for approval. The other tenant, that's not compliant, has planted some material not suggested by the Landscape Architect. They plan on installing more than what was planned. The Village did approve a plan that he proposed and will be moving forward with it.

There being no further business to come before the Planning Commission, motion by Eric Johnson seconded by Tim Hauptert to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:46p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera