



Planning Commission Meeting
February 8, 2017
6:00 p.m. Meeting

PRESENT: Gregg Bowen, Mayor Cegelka, Eric Johnson, Tim Hauptert, Engineer Mike Henry,
Law Director Mark Marong

ABSENT: Anthony DeCarlo

OTHERS PRESENT:

Motion by Eric Johnson seconded by Mayor Cegelka to approve the minutes of the January 11, 2017 Planning Commission Meeting.

**Yeas— Bowen, Cegelka, Johnson
1-abstain-Hauptert
3 yeas – 0 nays**

Motion carried

NEW BUSINESS:

REQUEST FOR APPROVAL OF A REZONING OF PROPERTY FROM VILLAGE CENTER BUSINESS DISTRICT TO GENERAL INDUSTRIAL DISTRICT. PERMANENT PARCEL NOS. 991-22-088 & 991-22-104.

Peggy Spraggins reported on request for approval of a rezoning of property from village center Business District to General Industrial District. Permanent Parcel Nos. 991-22-088 & 991-22-104. The request is a result of an agreement with Browning Ferris Industries the Village entered into in September to demolish the seven homes that fell into a state of disrepair along the south side of Pettibone Road that were previously owned by Austin Powder. Part of that agreement was transferring 1.76 acres to the Village. As a result of that is the request to rezone the property back to General Industrial. Mark Marong stated; last year the Planning Commission approved the lot split to split off the 1.76 acre parcel. He is asking the Board, pursuant to Zoning Code chapter 1121, to make a motion recommending adoption of the Ordinances 2017-3-12; *Amending the Official Zoning Map of the Village of Glenwillow by changing the Classification of the Permanent Parcel No. 991-22-088 located on Pettibone Road from the Village Center Business District to the General Industrial District*, and 2017-2-13; *Amending the official Zoning Map of the Village of Glenwillow by changing the classification of the Permanent Parcel No. 991-22-104 located on Pettibone Road from Village Center District to the General Industrial District*. There will be a Public Hearing on these at the Council meeting in March then Council will entertain it for passage.

Motion by Eric Johnson seconded by Gregg Bowen to recommend to Council passage of Ordinances 2017-3-12 & 2017-3-13.

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

Bob Rodic explained the Village adopted a new Zoning Code in April 2016. It created certain parameters for Companies in the Industrial Districts to wish to have storage of materials, equipment and fleet vehicles outside. The situation created a need to provide adequate screening. The intent is to provide a street-scape on Bond Street for a pleasing sight. Bob provided photographs from 1996 showing a random method of storing materials and equipment. Bob brought these to show since the program has been in place, Bond Street looks a lot better than it did in 1996. Bob contacted the Village Landscape Architect for input on the screening. This type of program calls for reasonable enforcement. Bob will inspect these in July and January each year with the property owner permission.

Public Hearing opened at 6:09 pm for request for a conditional use permit for Outside Storage of equipment and materials at 7650 Bond Street. There being no comments the Public Hearing closed at 6:10 pm.

REQUEST FOR A CONDITIONAL USE PERMIT FOR OUTSIDE STORAGE OF EQUIPMENT AND MATERIALS AT 7650 BOND STREET (BOB CULTORNA LANDSCAPING):

Tom Cultrona was in attendance. Bob Rodic stated; there were a few items he discussed with Tom; a large compost pile on the property during the course of the late summer and early fall and the storage of mulch. Tom stated the mulch pile comes and goes and is usually completely gone around the fourth of July. The compost pile is completely gone and there will not be another one there. Bob stated another item brought his attention was the outside oil storage. Bob asked Tom if Oakwood Fire Department has contacted him on this. Tom said he has not spoken to them at all. Tom stated; regarding the used oil, a tank was put in and a company will come pump it out once a year. Bob stated; the Landscape Architect suggested adding 3 new trees in the front. Tom replied; he is planning on making a retaining wall, adding 4 pine trees and a deciduous tree with possibly a wooden fence. Eric Johnson stated the conditions of this motion would be the plantings Tom stated. Tom stated the landscaping will be done by August.

Motion by Eric Johnson seconded by Mayor Cegelka to approve the request for a Conditional Use Permit for outside storage predicated on the landscaping recommended to be completed by August 1, 2017.

**Yeas— Bowen, Cegelka, Haupt, Johnson
Nays—None
4 yeas – 0 nays**

Public Hearing opened at 6:18 pm for request for a conditional use permit for Outside Storage of equipment and materials at 7555 Bond Street. There being no comments the Public Hearing closed at 6:19 pm.

REQUEST FOR A CONDITIONAL USE PERMIT FOR OUTSIDE STORAGE OF EQUIPMENT AND MATERIALS AT 7555 BOND STREET (ADVANCED ROOFING SYSTEMS/SPEED TRANSPORT, LLC):

Tom Baskin was in attendance from Advanced Roofing Systems in place of Jerry Seligman. Tom stated; since certain issues were brought to attention, there has been an extensive clean up of items that could be seen along the property line. Tom explained what is stored outside now is a dumpster, racks against the

north side of the building and asphalt kettles are stored under an overhead shed. There are two empty trailers used by a tenant for over the road hauling. One you can see from the street. There is a row of evergreens for screening. Tom submitted pictures taken from the angle of the street. Bob stated; a complete application was submitted and he was satisfied with it. The Landscape Architect did make a recommendation; to install a mesh screen that screens from the street. This is consistent with what is installed across the street. It is a heavy duty PVC material. This is one section that cannot be screened properly with natural vegetation. Mark Marong stated; if a motion is made to put in screening to check with the Building Official to make sure you are in compliance before purchasing. Mark Marong recommended putting any conditions in the motion made this evening.

Motion by Eric Johnson seconded by Mayor Cegelka to approve the request for a Conditional Use Permit for outside storage predicated on the landscaping Architect.

Yeas— Bowen, Cegelka, Hauptert, Johnson

Nays—None

4 yeas – 0 nays

Public Hearing opened at 6:27 pm for request for a conditional use permit for Outside Storage of equipment and materials at 7620 Bond Street. There being no comments the Public Hearing closed at 6:28 pm.

REQUEST FOR A CONDITIONAL USE PERMIT FOR OUTSIDE STORAGE OF EQUIPMENT AND MATERIALS AT 7620 BOND STREET (WESTERN RESERVE ASPHALT):

Ali Radkowsky was in attendance form Western Reserve Asphalt. Gregg Bowen asked if there have been any changes on the property. The outdoor storage consists of machinery, equipment, vehicles and materials. Bob Rodic stated; Tom Radkowsky submitted the application. The Landscape Architect reviewed the sight and made some recommendations for additional screening. Tom recommended filling in where the trees are and later down the road to get a fence to provide additional screening. Eric Johnson stated; if there is to be landscaping required having a deadline for it to be installed by August 1, 2017 is recommended.

Motion by Eric Johnson seconded by Mayor Cegelka to approve the request for a Conditional Use Permit for outside storage predicated on the landscaping recommended by the Landscape Architect to be completed by August 1, 2017.

Yeas— Bowen, Cegelka, Hauptert, Johnson

Nays—None

4 yeas – 0 nays

COUNCIL REFERRALS:

CHAPTER 1191 COMPREHENSIVE STORMWATER MANAGEMENT ORDINANCE 2017-2-10 AND CHAPTER 1192 EROSION AND SEDIMENT CONTROL ORDINANCE 2017-2-11.

Mark Marong explained at the last Council meeting he worked with Engineer Mike Henry to make amendments to the Zoning Code, chapters 1191 and 1192. Based on the Zoning Code chapter 1121, the procedure is for Council to refer this to the planning Commission for review. Mark asked the Board to

make a motion recommending adoption to Council. At the next Council meeting there will be Public Hearing and Council will decide to amend and include both amendments in the Zoning Code. Engineer Mike Henry reported; every 5 years the permits for the Ohio EPA is renewed for Municipal Stormwater Inspection Discharge. The Village already has Ordinances for Erosion Control and Stormwater Management. Some of the changes are verbiage and definitions. The revisions meet the Ohio EPA permit requirements and provides additional information and clearer direction for design engineers who use the codes to design stormwater management and drainage systems. This program started in 2003 by the EPA. Gregg Bowen questioned if it has any effect on what we do now or in the future. Mike replied; it will not have that much an effect on us but rather able the Village to better enforce what we already have in place. Gregg Bowen asked if there is a change in the way the EPA calculates the flow of stormwater now sized by the 50 year and 100 year storms. Mike replied; different curve numbers can be used for the rain vents. It helps a developer understand what type of rain vent to use versus one that was used in 2003. Eric questioned if the Village is following the Ohio EPA plan. Mike replied; the Village is following the accepted plan minimum for Northeast Ohio. There are different restrictions in different parts of Ohio based on topography. Eric confirmed the Village will be more in compliance with what the State required. The Mayor questioned; when the Village does a public improvement, if it is designed on the guidelines based on Village Ordinances. Mike Henry confirmed. Eric questioned Mike; if a detention basin needed improvements, would the Village be required to repair it to the scope of the new requirements or to its original design. Mike stated; to its original design. The same would be true if an HOA needed to make improvements. Mayor Cegelka questioned if the TCWP is governed by these regulations or their own regulations. Mike stated; the other Watershed groups work together to come up with guidelines and Ordinances so other municipalities are following the same. Tim Hauptert questioned; going upstream into Glenwillow, some people are grandfathered in and if something is inadequate, if there is a cause and effect downstream here and a cause and effect to the next city. Mike stated; yes. Once a development is in the storm sewers are sized for a certain size storm. Therefore, there is not much that is able to be done upstream. The difference between water quality and quantity is sedimentation. Anything that happens in the future from here on would have to have certain retention requirements. The Mayor commented; this would pertain to the property the Village bought on Richmond Road, near Pergl Road (known as the Tiburski property). The land is vacant, and if the Village ever gets a grant for a stormwater project, with the water that flows from Oakwood to the Village to Tinkers Creek, the Village would be able to retain the water and stop it from rushing into the Tinkers Valley development. The Mayor also commented that the NEORD passed their stormwater fee. Clients that fall under the NEORSD will start being assessed. There are only 9 residents in the Village, however, money was already awarded to Macedonia for stormwater improvements. Since they are upstream from us; any improvements they make can benefit the Village.

Motion by Mayor Cegelka seconded by Tim Hauptert to recommend adoption to Council of chapters 1192 and 1192 of the Zoning Code.

Yeas— Bowen, Cegelka, Hauptert, Johnson

Nays—None

4 yeas – 0 nays

OLD BUSINESS:

REQUEST FOR APPROVAL OF AN APPLICATION FOR A CONDITIONAL USE PERMIT BY JOSPEH KULIS TO CONSTRUCT A POND UPON HIS PROPERTY AT 27975 PERGL ROAD:

Bob explained Joe Kulis has applied to construct a pond on his property. Certain requirements in our Code regulate how it is to be constructed and not impact neighboring properties. Mr. Kulis is still working with the neighboring property owner and getting the proper engineering.

Gregg Bowen questioned if the new Code will impact Mr. Kulis in any way since this is a new construction. Mike Henry replied; there will still be certain requirements he will have to follow, but since he has already submitted an application he falls under the old Ordinances.

Bob has not received any further information from Joe Kulis for this meeting. Mr. Kulis agreed to table his request so there is no timing issue on any of the actions by the Board, until he brings the necessary information to the Planning Commission for review.

There is a meeting date change for the next ARB and Planning Commission Meeting. It is being moved From March 8th to March 22nd. Mayor Cegelka explained; Interdesign will be constructing a 200,000 square foot addition and will be submitting some site plans and building addition reviews. Pushing the date back helps them get the project moving along.

Mike Henry questioned Mark Marong; the permanent parcel number in the rezoning Ordinance number 2017-3-13 is different. PPN No. 991-22-089 is now 991-22-104.

Motion by Eric Johnson seconded by Mayor Cegelka to substitute permanent parcel number 991-22-089 in Ordinance number 2017-03-13 to amend the permanent parcel number to 991-22-104.

Yeas— Bowen, Cegelka, Hauptert, Johnson

Nays—None

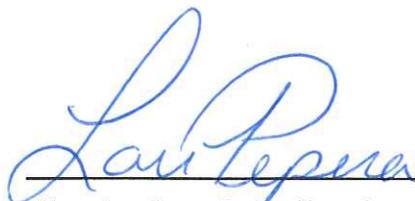
4 yeas – 0 nays

There being no further business to come before the Planning Commission, motion by Gregg Bowen 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 6:58 p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera