



Planning Commission Meeting  
January 11, 2017  
6:00 p.m. Meeting

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

OTHERS PRESENT: Tim Hauptert, Ciara Simon

**Motion by Eric Johnson seconded by Anthony DeCarlo to approve the minutes of the November 9, 2016 Planning Commission Meeting.**

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

**Motion carried**

**NEW BUSINESS:**

**REQUEST FOR APPROVAL OF A RESIDENTIAL LANDSCAPE PLAN AT 7305 RICHMOND ROAD:**

Bob Rodic reported on the request from the property owner of the new construction at 7305 Richmond Road, Ciara Simon, for approval of a residential landscape plan. Ciara has submitted a plan and an estimate from her contractor for the installation of a 12,000 sq. foot lawn area. The plan includes a variety of deciduous and non-deciduous plantings. The Village Landscape Architect has reviewed and submitted recommendations. Bob stated the silt barriers will be maintained until the lawn comes in. Mayor Cegelka questioned if some of the side yard trees on the property next door will be taken care of. Bob stated; he spoke with the contractor regarding this. There are some dead trees and Schumacher Homes was reluctant to go passed the silt fence. It was suggested that the landscaper may be able to cut them down.

**Motion by Eric Johnson seconded by Gregg Bowen to approve the landscape plan for 7305 Richmond Road predicated on the recommendations submitted by the Landscape Architect.**

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

Discussion took place to nominate the Planning Commission Secretary.

**Motion by Eric Johnson seconded by Anthony DeCarlo to appoint Lori Pepera Secretary of the Planning Commission.**

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

## **OUTSIDE STORAGE/CONDITIONAL USE PERMIT PROGRAM:**

Bob Rodic explained the two year Conditional Use Permit Program and explained he moved some of the permits into a 3<sup>rd</sup> year to allow all of them to expire on December 31<sup>st</sup> of even numbered years. He has notified the affected parties and has gotten some responses back. Most of the outside storage areas are on Bond Street. There is only one that is not located there. Rexal, on Emerald Valley Parkway. Under the new Code, outside Storage is a prohibited action in the General Industrial District, which is where Rexal is located. Bob is going to meet with them and discuss the options of providing some type of physical enclosure for the outside storage or moving what they have. Some of the companies on Bond Street are grandfathered in. They have been operating as a pre-existing non conforming use per our old requirements. Mark Marong stated; he has looked at this as "old code vs. new code" to try and understand what's going on. Up until this year the Village always dealt with two year Conditional Use Permits granted by Planning Commission for outside storage of materials and fleet vehicles and equipment. The code now reads differently. Now a fleet vehicle, anything that runs on a motor, is permitted to be stored outside in the General Industrial District. Limited Industrial District consists of Bond Street only. Sections 1147.02(i) and 1147.02(j) of the new code are "Use Specific Standards".

This tells the distinctions between the uses in the different districts. Bob passed out a checklist to the Board of the specific standards so they would not have to go to the code book to look up. On Page 5 he listed the general criteria for all uses. The memo Bob passed out to the businesses requests specific information about their outside storage to help them conform. The Mayor asked Bob to explain the boundaries to the Board so they may see the sites for themselves. Bob stated; he does not have permission to enter the properties. He has what he calls the "mailbox route". He is only allowed up to where their mailbox is unless he has permission. Eric Johnson suggested photos be taken of the outside storage sites and forwarded to the Commission. Mark Marong stated; legally whatever you can see from the Public Right of Way is all you can do. Do not enter someone's property without permission from the property owner. He also suggested when an address pops up on an agenda to drive by and take a look. If there are any questions to call Bob or Mayor Cegelka to discuss any concerns. Eric Johnson questioned; with permits expiring on December 31<sup>st</sup>, what happens between the expiration date and the date of the first Planning Commission meeting and if the companies would be in non-compliance until then. Mark Marong stated; Bob will time these so they will expire in two years. Eric questioned; if there is someone who is in non-compliance now and are failing to turn in paperwork to the Building Department, do they lose their outside storage. Mark Marong stated; yes, they lose their permits. Eric suggested having permits expire on December 31<sup>st</sup>, applications must be in before then, otherwise as of January 1<sup>st</sup> they are in non-compliance. Gregg Bowen suggested; as an incentive if applicants are proactive in submitting their applications the possibility to give them a break on the registration fee. Mark Marong asked for any other suggestions from the Planning Commission to help make the process clear and simple. The Mayor asked Bob if applicants receive an actual printed up certificate for outside storage that has the expiration date printed on it. Bob stated; a Zoning Certificate is issued and has any conditions listed and the expiration date. Bob also stated; there should be inspections at 6 month intervals. Mark Marong commented; he will draw up the language to include in a motion to create the Building Departments regularly scheduled Outside Storage/Conditional Use program to include gathering photos and the necessary information to issue permits. The conditions that can be listed with it are in section 1147.02(j).

Mark Marong gave an update on the cell towers. In November the State Legislature passed a bill limiting what local control we have over the poles and telecommunication sites in the Public Right of Way. The PUCO provided them with a consent decree that they are in the best interest of the health, safety and welfare to come into local public right of ways and install their equipment. The Legislature took that a step farther as Governor Kasich signed it into Law right before Christmas, effectively indicating that our local control in zoning is limited. The Village has a new Public Right of Way chapter in the code that is

on 2<sup>nd</sup> reading creating a registration and procedure program for all utilities that come into the Village for Right of Way. We have been contacted by a company called *Mobility* that operates through *Sprint* looking to put a small cell tower up in the Village. The Mayor and Bob Rodic have had discussions with them. The new Bill is hampering what we can do as far as regulation. The poles range from 74 feet to 126 feet.

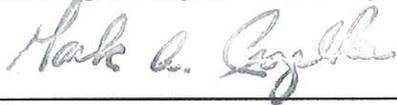
**OLD BUSINESS:**

**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 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 being no further business to come before the Planning Commission, motion by Eric Johnson 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 6:52 p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera



## Memorandum

To: Bob Rodic, Building Commissioner, Village of Glenwillow  
From: Katherine G. Holmok, Village Landscape Architect  
Date: 1/4/2017  
Re: 7305 Richmond Road

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Below are the Landscape Architect review comments for the above property for the drawing dated 12/4/16:

Design comments and corrections:

1. Burning bush are listed as an invasive species with the Ohio Department of Natural Resources. Designer shall substitute this species with a species that is not invasive.
  - Substitutions include:
    - Itea virginica 'Henry's Garnet'
    - Viburnum acerifolium mapleleaf viburnum
  
2. Glenwillow has a severe deer browse issue. Hydrangea are not deer resistant in Glenwillow. Daylily, coneflower and roses will typically have their flowers eaten by deer (they typically will not eat leaves). Roses are by the front door, which will provide some protection from deer and are therefore approved.
  - Suggestions for substitutions for Hydrangea include:
    - Viburnum acerifolium mapleleaf viburnum
    - Ilex glabra Winterberry
    - Cornus alba Red twig dogwood
  - Suggestions for substitutions for Daylily and coneflower include:
    - Iris
    - Yarrow
    - New England Aster
    - Coreopsis
    - Lavender

Landscape Plan is approved with the above conditions:

A handwritten signature in black ink that reads "Katherine G. Holmok".

Katherine G. Holmok, ASLA  
Village Landscape Architect

1/4/2017

