



Planning Commission Meeting
March 22, 2017
6:00 p.m. Meeting

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

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

Motion by Mayor Cegelka seconded by Tim Hauptert to approve the minutes of the February 8, 2017 Planning Commission Meeting.

Yeas— Bowen, Cegelka, DeCarlo, Johnson
Abstain-DeCarlo
4 yeas – 0 nays

Motion carried

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. The permits will be good for two years. This one will run through December of 2018.

NEW BUSINESS:

Public Hearing opened at 6:05 pm for request for a Conditional Use Permit for Outside Storage of equipment and materials at 7570 Bond Street. There being no comments the Public Hearing closed at 6:06 pm.

REQUEST FOR A CONDITIONAL USE PERMIT FOR OUTSIDE STORAGE OF EQUIPMENT AND MATERIALS AT 7570 BOND STREET (HC NATIONWIDE LLC):

Ed Hannon was in attendance. Mr. Hannon explained the building use is the same as it has been and has made no changes to the outside storage. HC Nationwide does a lot of work with Premiere and takes care of their properties here in Glenwillow. The items that need stored outside are trucks, trailers and miscellaneous roofing equipment. The method of screening is a mesh screen attached to a chain link fence.

Motion by Mayor Cegelka seconded by Anthony DeCarlo to approve the request for a Conditional Use Permit for Outside Storage at 7570 Bond Street.

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

Public Hearing opened at 6:09 pm for request for a Conditional Use Permit for Outside Storage of equipment and materials at 7730 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 7730 BOND STREET (BOND LLC):

Mr. O'Brien was in attendance from Bond LLC in place of David Horth. Mr. O'Brien stated; since certain issues were brought to attention, a privacy fence was installed and a fence along the back was installed. Building Commissioner Bob Rodic stated; the Landscape Architect reviewed the site and found the existing screening to be adequate and in sound condition. Mayor Cegelka suggested Mr. O'Brien try to match their site across the street so the properties look alike. Mr. O'Brien stated; they are a railroad construction company that is a third generation business. Tim Hauptert questioned how long a piece of equipment could be sitting and not being used. Mr. O'Brien stated; the movement of equipment turns over quickly with less than half of the equipment sitting over the winter

Motion by Mayor Cegelka seconded by Anthony DeCarlo to approve the request for a Conditional Use Permit for Outside Storage at 7730 Bond Street.

Yeas— Bowen, Cegelka, DeCarlo, Hauptert, Johnson

Nays—None

5 yeas – 0 nays

Public Hearing opened at 6:15 pm for request for a conditional use permit for Outside Storage of equipment and materials at 7710 Bond Street. There being no comments the Public Hearing closed at 6:16pm.

REQUEST FOR A CONDITIONAL USE PERMIT FOR OUTSIDE STORAGE OF EQUIPMENT AND MATERIALS AT 7710 BOND STREET (ASPHALT FABRICS & SPECIALTIES):

Kevin Slivka was in attendance from Asphalt Fabrics & Specialties. Kevin stated; the company works throughout the State of Ohio performing road maintenance on the State, Municipal and private scale. All equipment is used in their operations and stored behind the building. Bob Rodic stated; the Landscape Architect reviewed the site and recommended installing a 6 foot fence between the buildings. Bob didn't necessarily agree but will monitor the situation. Kevin asked if there were any other suggestion that could be done to the property. Bob will monitor the property for the next 18 months and see if there is something more that could be done.

Motion by Mark Cegelka seconded by Anthony DeCarlo to approve the request for a Conditional Use Permit for Outside Storage at 7710 Bond Street.

Yeas— Bowen, Cegelka, Hauptert, DeCarlo, Johnson

Nays—None

5 yeas – 0 nays

APPROVAL OF SITE AND LANDSCAPE REVIEW FOR A BUILDING ADDITION AT INTERDESIGN LOCATED AT 30320 EMERALD VALLEY PARKWAY:

Dave Young was in attendance. The proposed addition is 198,538 square feet. The building is 45 feet high. Dave showed pictures of the proposed addition to the Board. Originally the addition did not have any office space, but with the way business has gone there is a need for office space in the new addition. Mark Marong stated; the landscape plan is attached and the Landscape Architect is still reviewing it. He suggested to table the landscape approval until the next Planning Commission Meeting. Mayor Cegelka stated; Interdesign built their original 200,000 square foot building approximately 10 years ago and they also have a building in Solon. With the growth of the business they needed the additional space. The Village negotiated a Real estate Tax Abatement for 50% for 12 years. There will be approximately 25 new employees with an additional payroll of almost one and a half million to million dollars. Engineer Mike Henry stated; he's been in contact with their Engineer and is fine with approval tonight based on final Engineering approval. Bob Rodic stated; the property is zoned General Industrial District and the proposed use is consistent with the Zoning Code. The building sits on the site and is in conformity to the Zoning Code such as the set-backs the side yards, and the parking. The minimum lot width does not meet the Zoning Code, however this is not new construction. There is information on the plans for deferred parking which they can do at a later date if needed. Bob did suggest the consideration of relocating the future trailer parking further south on the lot to allow it to be screened.

Motion by Tim Haupert seconded by Mayor Cegelka to table the landscape design plan.

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

Motion by Mayor Cegelka seconded by Anthony DeCarlo to approve the site plan based on final approval from Engineering and the Building Official and subject to future approval for the west side parking as it becomes necessary.

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

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

The meeting was adjourned at 6:40 p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera