



Planning Commission Meeting
October 11, 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

PUBLIC HEARING FOR THE PURPOSE DISCUSS THE REQUEST TO TABLE 1139.04(1) TO PERMIT A REDUCTION TO THE FRONT YARD SETBACK REQUIREMENTS FOR A NEW STRUCTURE AT 43500 VICTORY PARKWAY.

The Public Hearing opened at 6:01pm. There were no comments. The Public Hearing closed at 6:02pm.

PUBLIC HEARING FOR THE PURPOSE TO DISCUSS A VARIANCE REQUEST TO CHAPTER 1135.07(B) (1) A TO PERMIT AN INCREASE IN THE AREA OF AN ATTACHED GARAGE AT 27135 PETTIBONE ROAD.

The Public Hearing opened at 6:02pm. There were no comments. The Public Hearing closed at 6:03pm.

Motion by Mayor Cegelka seconded by Eric Johnson to approve the minutes of the September 20, 2017 Planning Commission Meeting.

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

OLD BUSINESS:

NONE:

NEW BUSINESS:

VARIANCE REQUEST TO TABLE 1139.04(1) TO PERMIT A REDUCTION TO THE FRONT YARD SETBACK REQUIREMENTS FOR A NEW STRUCTURE AT 43500 VICTORY PARKWAY.

Law Director Mark Marong commented; the applicant is requesting a front yard setback area variance. Chapter 1119.08 in the code is the guide for review of variance request. Because this is an area variance, Practical Difficulty Standards created by the Ohio Supreme Court applies and tracks that standard. The Board has the authority to add any conditions and safeguards that it deems necessary to ensure that the objectives of the regulation(s) or provision(s) to which the variance applies will be met. Any conditions that are placed this evening that are not met will be treated as violating the code. Bob Rodic reported; the applicant is seeking the variance for a front yard setback to permit the approval of the site plan for the construction of a structure on a lot on Victory Parkway. The property is zoned Industrial District. Chapter 1139.04 D states the building setback requirements for the General Industrial District is 100 feet from the public right of way. The applicant has proposed a setback of 47 feet from the public right of way. The application includes a letter of explanation and outlines the practical difficulties of the variance request. A site plan was also submitted with the application and is in the Board's packets along with a copy of the legal notice for the Public Hearing. A copy of the legal notice was sent to the contiguous property owners. Mike Henry commented; Engineering sees no issue with the setback. Mark Marong

asked Trevor Extine to explain to the Board as to why the variance is being requested. Trevor commented; the client, Bluescope, is requesting to max out the site. In order to accommodate parking spaces and dock requirements up against the terrain, it shifted the foot print forward. With the variance proper screening and mounding to help hide the dock doors while contending with existing topography can be done.

Motion by Mayor Cegelka seconded by Eric Johnson for approval of a 53 foot variance request to table 1139.04(1) to permit a reduction to the front yard setback requirements for a new structure at 43500 victory parkway.

Yeas—Bowen, Cegelka, DeCarlo, Hauptert, Johnson

Nays—None

5 yeas – 0 nays

REQUEST FOR LOT SPLIT APPROVAL AT 43500 VICTORY PARKWAY BROAD OAK LTD & WESTON GLENWILLOW LTD:

Mark Marong commented; at the last Council meeting Council passed and gave him authority to sign amendments to the covenants and restrictions for the entire business park. An exhibit to that will be the new lot split. The amendments protect the Village and it is with Mike Henry's input that the Village can inspect and ensure compliance of stormwater facilities. Mark Marong requested the approval of the lot split and plat. Mayor Cegelka commented; Block B in an environmental area is the buffer behind the properties of GED and Mantua Manufacturing, before you get to the Solon border. Mayor Cegelka asked Trevor to explain the feasibility of a possible trail around the property. Trevor passed out packets outlining where they stand on the ability of a possible path on the property surrounding the newly acquired lot split. It shows images, some stairs and a boardwalk going over the wetlands. (the packet Trevor passed out is attached to these minutes). Discussion took place to submit a trail plan at the time a landscape plan is submitted.

Motion by Eric Johnson seconded by Anthony DeCarlo for approval of a lot split and plat of 43500 Victory Parkway subject to final Engineering approval and when a landscape plan is submitted a trail plan will also be submitted.

Yeas—Bowen, Cegelka, DeCarlo, Hauptert, Johnson

Nays—None

5 yeas – 0 nays

REQUEST FOR SITE PLAN APPROVAL OF A NEW 4343,000 SQUARE FOOT BUILDING LOCATED AT 43500 VICTORY PARKWAY:

Bob Rodic reported; the plan complies with the zoning regulations. Two items however, cannot be determined at this time without knowledge of the use; permitted uses and off street parking regulations. Bob recommends the Planning Commission stipulate that the parking be approved in concept only and that the applicants reappear before Planning Commission when the occupants and their uses are identified, and parking spaces requirements can be determined.

Motion by Eric Johnson seconded by Anthony DeCarlo for approval of a site plan approval of 43500 Victory Parkway subject to the Building Commissioners comment “the Planning Commission stipulate that the parking be approved in concept only and that the applicants reappear before Planning Commission when the occupants and their uses are indentified, and parking spaces requirements can be determined.”

Yeas—Bowen, Cegelka, DeCarlo, Hauptert, Johnson

Nays—None

5 yeas – 0 nays

VARIANCE REQUEST TO CHAPTER 1135.07(B) (1) A TO PERMIT AN INCREASE IN THE AREA OF AN ATTACHED GARAGE LOCATED AT 27135 PETTIBONE ROAD:

Mark Marong stated; the variance request before you is an area variance for 466 square foot increase due to an addition of an attached 3 car garage. This is an area variance, therefore practical difficulty standards apply. Bob Rodic reported; the Public Hearing on the request was posted 15 days before the meeting, posted on the website and notice was sent t the contiguous property owners. The design of the structure was approved earlier this evening at the ARB meeting. Eric Johnson commented; at the ARB meeting, it was mentioned that the existing outbuilding was approved, but no vehicular vehicles can be stored in it. Lois Gerdes explained the equipment at the rear of the property does not say there permanently. Lois’ husband works on the equipment and then hauls it away. Tim Hauptert questioned if there should be limit as to how many pieces of equipment can be stored at the rear of the property now. Gregg Bowen commented that landscape screening may be a good idea. Lois stated; she is willing to put in landscape screening.

Motion by Eric Johnson seconded by Anthony DeCarlo for approval of a 466 square foot attached garage variance located at 27135 Pettibone Road predicated on fencing and or landscape screening behind the current detached accessory structure which will be submitted to the Building Official, landscape plan will be submitted by April 30, 2018 and completion of landscaping by June 30, 2018. There shall be no more than two pieces of equipment behind the accessory building at one time with authorization for the Building Inspector to routinely inspect for compliance.

Yeas—Bowen, Cegelka, DeCarlo, Hauptert, Johnson

Nays—None

5 yeas – 0 nays

REQUESTFOR SITE PLAN APPROVAL FOR A GARAGE ADDTIONAT 27135 PETTIBONE ROAD:

Bob Rodic commented; the plan conforms to the Zoning Code and the ARB approved the design earlier this evening.

Motion by Eric Johnson seconded by Anthony DeCarlo for approval of a site plan for a garage addition located at 27135 Pettibone Road.

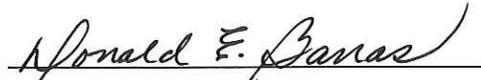
Yeas—Bowen, Cegelka, DeCarlo, Hauptert, Johnson

Nays—None

5 yeas – 0 nays

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 6:49p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera

NATURE TRAIL
 SOUTH PORTION
 434,000 BUILDING SOUTH PROPERTY LINE
 1,450 LINEAR FEET OF TRAIL

434,000 SF-BUILDING

VICTORY PARKWAY

NATURE TRAIL
 WEST PORTION
 VENTURE OUTDOORSSOUTH
 SOUTH PROPERTY LINE
 810 LINEAR FEET OF TRAIL

GED BUILDING

KUMING BUILDING

SEILING

LOADING AREA

CROSSING #3

CROSSING #2

POSSIBLE STAIRS

POSSIBLE STAIRS

POSSIBLE STAIRS

CROSSING #1

NATURE TRAIL
 EAST PORTION
 DIAMOND BUSINESS CENTER
 PROPERTY LINE
 810 LINEAR FEET OF TRAIL

SITE PLAN
 NOT TO SCALE



NORTH

Drawn by
 Checked by
 Date

Nature Trail Site Study
 DIAMOND BUSINESS CENTER
 GLENWILLOW, OHIO

NOTICE

THIS COMPANIES
 ENGINEERING, ARCHITECTURE
 AND SURVEYING
 LICENSE NO. 12003
 DATES AND REVISIONS
 11.20.17.2017



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