



Planning Commission Meeting
April 17, 2019 6:00PM

Tim Hauptert called the meeting to order at 6:00 p.m.

PRESENT: Mayor Cegelka, Tim Hauptert, Jeff Adie, Kel Billings, Scott McColl

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

PUBLIC HEARINGS:

PUBLIC HEARING FOR THE PURPOSE TO DISCUSS REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT IN COMPLIANCE WITH ZONING CODE TABLES 1139.02(7)(E) AND 1139.02(7)(F) TO PERMIT OUTDOOR STORAGE OF FLEET VEHICLES, MATERIALS AND EQUIPMENT IN A LIMITED INDUSTRIAL DISTRICT, 7620 BOND STREET, WESTERN RESERVE ASPHALT.:

The Public Hearing opened at 6:00 pm. There were no comments. The Public Hearing closed at 6:01 pm.

Motion by Jeff Adie seconded by Scott McColl to approve the minutes of the March 20, 2019 Planning Commission Meeting.

Yeas—Mayor Cegelka, Adie, Hauptert, McColl
Abstain-Billings
4 yeas – 0 nays
1 Abstain
Motion carried

Resident Vera Price was in attendance. Vera lives at 27300 Pettibone Road. Vera was in attendance due to concerns of her neighbor installing a fence between the two properties and that it will be placed in the proper location, and not on her property. Another concern was; a tree is on the property line where the fence is to be installed. It was explained to Vera that at the Architectural Review Board it was decided the fence will be moved to her neighbor's side of the tree.

OLD BUSINESS:

None

NEW BUSINESS:

Request for approval of a Conditional Use Permit in compliance with Zoning Code Tables 1139.02(7)(E) and 1139.02(7)(F) to permit outdoor storage of fleet vehicles, materials and equipment in a Limited Industrial District at 7620 Bond Street, Western Reserve asphalt:

Applicant Tom Radkowsky, owner of Western Reserve Asphalt was in attendance. Tom Commented; Western Reserve does asphalt paving. He has been in this location for 7 years. In the asphalt business there is no need to keep much inventory, just stone and asphalt grindings. Machinery is parked outside and inside. They are a construction work business and do not do much work out of the building, but mainly traveling.

Bob Rodic Reported; The applicant, Tom Radkowsky owner of the property at located at 7620 Bond Street is requesting a renewal of a conditional use permit to allow for outdoor storage of materials and equipment used by the occupant Western Reserve Asphalt. The property is zoned Limited Industrial District. Along with the application Mr. Radkowsky has attached the outdoor storage questionnaire and a short narrative a location survey of the lot including mark-ups depicting the locations of the storage of equipment, materials and vehicles on the lot, a current photograph of the property and a photograph from 2017. The public hearing was held earlier this evening. The plan complies with the specific use standards applied to the outside storage of materials

Motion by Jeff Adie seconded by Kel Billings for approval of a Conditional Use Permit in compliance with Zoning Code Tables 1139.02(7)(E) and 1139.02(7)(F) to permit outdoor storage of fleet vehicles, materials and equipment in a Limited Industrial District at 7620 Bond Street, Western Reserve asphalt:

**Yeas—Adie, Cegelka, Billings, McColl, Hauptert
5 yeas – 0 nays**

Request for site approval of a three-foot high split rail fence at 27720 Pettibone Road:

Bob Rodic reported; The applicant, Jack Koslen, the owner of the property at 27220 Pettibone Road is seeking design and site approval of a proposed three-foot high split rail fence. The will be located adjacent to his easterly property line in the front, side and rear yards. The fence will be approximately 220' in total length. The property is not part of a home-owner's association and is zoned Country Home District. The requested use is permissible. The fence will maintain its' natural color and will be treated to prevent weathering. The application includes; fence permit application, a site plan, a photo of the fence location, and an image of the proposed fence. The fence was originally depicted as going through the tree, a picture shows how it will gently angle around the tree.

Mark Marong commented; the design of the fence was approved at the ARB meeting earlier this evening. The Board is to consider the site plan and location this evening. Mark recommended making a condition that that the posts are located on his property.

Jeff Adie questioned if there was a set-back on fencing. Mark Marong stated; there is no set back on fencing. Jeff questioned if the fence will be located far away enough from the tree as it matures. Bob Rodic stated; yes, it will be a reasonable distance, and the tree will have to be maintained on the applicant's side. The staking of the property should be a registered professional surveyor to determine the correct property line. A Municipal corporation cannot certify private property lines.

Motion by Scott McColl seconded by Kel Billings to approve request for site approval of a three-foot high split rail fence with the condition the fence posts are located on the property at 27720 Pettibone Road:

Yeas—Adie, Cegelka, Billings, Hauptert, McColl
5 yeas – 0 nays

Request for site approval of a raised patio deck at 27550 Tinkers Valley Drive:

Bob Rodic reported; the applicant, Lynette Nettles, the owner of the property at 27550 Tinkers Valley Drive is seeking design and site approval of a raised patio deck to be attached to the rear of the house. The property is zoned Country Home District. The requested use is permissible by the HOA. The deck will have a black handrail and guardrail system. The floor and framing systems will maintain its' natural color. The application includes: a building permit application, construction details, photographs, and the letter of approval from the HOA.

**Motion by Mayor Cegelka seconded by Jeff Adie for site approval of a raised patio deck
27550 Tinkers Valley Drive:**

Yeas—Adie, Cegelka, Billings, Hauptert, McColl
5 yeas – 0 nays

**Request for final placement and engineering approval of the Diamond Business Park Trail
Diamond Business Park, Block “B” and Northwest of Glenwillow WRP property by Broad Oak
Development LTD and Weston Glenwillow LTD/Geis Companies:**

Mike Henry reported; this project is in the Diamond Business Park, 30-acre, Block “B”. In order to make it a more enticing location for industries to move here, the Village requested that they present a trail that would loop from the end of Diamond Business Parkway around the existing 434 building and tie into the sidewalk at Victory Parkway. The trail, as presented, goes through the 30-acre block. Geis has planned to mark the trees and location. It would be through an untouched area of the woods and of asphalt and aggregate material. Across the environmentally sensitive areas there will be boardwalk. Two bridges will be installed, one will be 12 feet and one will be 20 feet. Geis will be installing both. These plans are in the preliminary stage and at Planning Commission this evening for initial review. Therefore, tonight Planning Commission cannot go forward. Some modifications are being made and they will be looking for approval at the May meeting. Mayor Cegelka stated; in addition to what the Engineer said, this was brought before Planning Commission this evening to see the method behind the approval of the 434 building. The 30-acre Block “B” will remain green space. The trail will be placed where the least number of trees need to be removed and where the natural drainage areas will not be disturbed. Tim Hauptert questioned who will be responsible for the upkeep once it is completed. Mike Henry stated; the village will be the responsible party for the maintenance. Jeff questioned the grade of wood that will be used for the boardwalk area that will be close to the ground. Mike Henry replied; it will be treated lumber that is suitable for outdoors and weather. Mark Marong stated; the Diamond Business Parkway has their own property owner’s association similar to an HOA. Their restrictions were amended last year to give the village an easement over the trail when completed.

**Motion by Mayor Cegelka seconded by Jeff Adie to table the request for final placement
and engineering approval of the Diamond Business Park Trail Diamond Business Park,**

Block "B" and Northwest of Glenwillow WRP property by Broad Oak Development LTD and Weston Glenwillow LTD/Geis Companies:

**Yeas—Adie, Cegelka, Billings, Hauptert, McColl
5 yeas – 0 nays**

Bob Rodic stated; there have been no other applicants for the May meeting, but he has spoken to two separate residents; a deck on South Village and an above ground pool on Pergl.

There being no further business to come before the Planning Commission, motion by Scott McColl seconded by Kel Billings 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