



Planning Commission Meeting
January 16, 2019 6:00PM

Mayor Cegelka called the meeting to order at 6:00 p.m.

Law Director Mark Marong stated; Tim Hauptert is absent this evening, therefore a motion needs to be made to nominate a member to run the meeting and asked for someone to act as the Chairman.

Motion by Jeff Adie seconded by Kel Billings to nominate Mayor Cegelka to be acting Chairman.

**Yeas—Adie, Cegelka, Billings, McColl
4 yeas – 0 nays
Motion carried**

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

ABSENT: Tim Hauptert

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

PUBLIC HEARINGS:

PUBLIC HEARING FOR THE PURPOSE TO DISCUSS 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 7555 BOND STREET, ADVANCE ROOFING SYSTEMS, INC.:

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

PUBLIC HEARING FOR THE PURPOSE TO DISCUSS 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 7730 BOND STREET, R.E.L.A.M.:

The Public Hearing opened at 6:03 p.m. There were no comments. The Public Hearing closed at 6:04 p.m.

The minutes from the October 17, 2108 Planning Commission meeting were tabled due to only two members present that attended that meeting.

Law Director Mark Marong stated; every January, pursuant to the Charter, a Planning Commission Organizational Meeting will take place. At this meeting a Chairman and Secretary are to be named. Tim Hauptert has been the Chairman and Lori Pepera has been the Secretary. With no objections, both will maintain their positions. There were no objections.

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 LOCATED AT 7555 BOND STREET, ADVANCE ROOFING SYSTEMS, INC.:

Bob Rodic Reported; the applicant, Jerry Seligman representing Advance Roofing Systems located at 7555 Bond Street is requesting a renewal of a conditional use permit to allow for outside storage on the property. The application includes a request for outside storage of fleet vehicles on the property as a result of the tenant Speed Transport, LLC, that leases space within the Advance Roofing Systems building. The property is zoned Limited Industrial District. Table 1139.02, Section 1139.02(7)(E), of the code, permits outside storage of fleet vehicles in a limited industrial district as a conditional use by applying use-specific standards in Section 1147.02(i). The Planning Commission approved the outside storage of materials, equipment and fleet vehicles previously at a meeting on February 8, 2017 subject to the installation of a mesh screening across the gated area visible from the street. They have done so and have maintained it over the last two years. Mr. Seligman attached the Outside Storage Questionnaire; a sketch of the site, a photograph of the site taken from the front parking/drive along with the application.

Jeff Adie questioned if the trees along the front and the side of the property are healthy and in good shape. Bob stated; the trees are healthy.

Scott McColl stated; he drove past the property and noticed the gate open during a non-business hour and suggested it be mentioned to the property owner for safety measures. Scott questioned if there were any concerns with the back side of the property, being it backs up against the trail. Mayor Cegelka suggested that with the trail there it might be a good idea to look at planting some trees for screening.

Due to the applicant not being in attendance this evening, Mark Marong suggested tabling this item until Jerry Seligman can be in attendance to hear and acknowledge any conditions placed on the outside storage.

Motion by Jeff Adie seconded by Scott McColl to table the 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 located at 7555 Bond Street, Advance Roofing Systems, Inc.

**Yeas—Adie, Cegelka, Billings, McColl
4 yeas – 0 nays
Motion Tabled**

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 LOCATED AT 7730 BOND STREET, RELAM:

Bob Rodic reported; The applicant, David Horth representing 7730 Bond LLC (RELAM-Horth) located at 7730 Bond Street is requesting a renewal of a conditional use permit to allow for outside storage on the property. The property is zoned Limited Industrial District. Table 1139.02, Section 1139.02(7)(F) permits outside storage of materials and equipment in a limited industrial district as a conditional use by applying use-specific standards set forth in Section 1147.02(j). Section 1147.02(j) permits the issuance of a conditional use permit allowing the outdoor storage of materials by the Planning Commission for up to a two (2) year period, and allows that such permit may be renewed, provided the outdoor storage is and remains in compliance with the conditions contained within the code and any additional conditions prescribed by the Planning Commission. They have maintained the fencing and screening as it was required two years ago.

David Horth and Kevin O'Brien were in attendance. The property is located at the end of the street and was dormant before they purchased it and rehabilitated it. Kevin O'Brien stated; a chain link fence has been added to finish the circumference; so, it ties in to the building and completely secures the inside storage area for safety purposes. RELAM stands for; Railway Equipment Leasing and Maintenance. It is an affiliate of ACME Construction Co. Inc. RELAM rents, leases and sells heavy railroad track construction equipment. From this location only throughout the entire United States, and every providence of Canada.

Motion by Jeff Adie seconded by Kel Billings to approve the request 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 located at 7730 Bond Street, RELAM.

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

COUNCIL REFERRAL OF ORDINANCE NO. 2018-12-52 AMENDING SECTION 1115.08 “SITE PLAN SUBMISSION REQUIREMENTS FOR NONRESIDENTIAL DEVELOPMENT” IN CHAPTER 1115 “SITE PLAN REVIEW AND DESIGN REVIEW PROCEDURES” FOR REVIEW AND RECOMMENDATION BY THE PLANNING COMMISSION.:

Law Director Mark Marong reported; any time there is a change in the Zoning Code, by rule it is placed on first reading at Council referred to Planning Commission to consider the change. Council will then have a Public Hearing and then vote on the change. Tonight, the Board is to consider the change. Should Planning Commission recommend adoption back to Council this evening then the Public Hearing will be at the February 6th Council meeting where Council will vote on the change. This is an amendment to our site plan submittal requirements.

Mike Henry reported; This is part of the Village's process to make sure when a submittal comes into the Village, it is reviewed as a complete package. There are many cases in Northeast Ohio, where there is a lot of clay soils and wetlands. This recommended change in the Zoning Code will make sure that an applicant has evaluated and confirmed whether there are wetlands or not.

Motion by Scott McColl seconded by Kel Billings to refer back to Council with recommendation for adoption Ordinance No. 2018-12-52; amending section 1115.08 “site plan submission requirements for nonresidential development” in chapter 1115 “site plan review and design review procedures”.

Yeas—Adie, Billings, Cegelka, McColl

4 yeas

0 nays

There being no further business to come before the Planning Commission, motion by Jeff Adie seconded by Scott McColl to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:27 p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera