



## STOW PLANNING COMMISSION

September 12, 2017 6:00 p.m.

## COUNCIL CHAMBERS

## AGENDA

### CALL TO ORDER

### PLEDGE OF ALLEGIANCE

### ROLL CALL

### APPROVAL OF MINUTES – July 25, 2017

*Location maps for each business item can be accessed online at*

<http://www.stowohio.org/planning-commission>

## BUSINESS ITEMS:

### 1) P.C. 2017-012 – 123 Insurance Agency- Extension of the use of a Nonconforming Structure; 4526 Stow Road

Additional consideration of a request by Mr. Michael Grossi, applicant, and Mr. Roger Bourgeois, property owner, for Planning Commission's approval of an extension of a nonconforming use to utilize the site for an office use at 4526 Stow Road. The property is zoned R-2 Residential. Per C.O.S. Section 1191.03(b), the use of a nonconforming structure may be extended with the recommendation of the Planning Commission and approval by Council.

The 1.1-acre property is located on the west side of Stow Road. The property to the north is zoned C-3 and is occupied by Hickey's Karate, and the property to the south is occupied by a single family dwelling and is zoned R-2 Residential. The properties located on the east side of Stow Road across from the subject site are zoned R-3 Residential.

The applicant is proposing to utilize the existing building for an office use and install a monument sign 16 square feet in area along Stow Road. Based on previous feedback from the Planning Commission to enhance the exterior of the building, the applicant and property owner are also proposing to renovate the exterior of the structure by removing the existing garage doors; constructing an additional entrance; constructing roof structures over the existing and proposed new entrance doors; installing seven windows along the front of the structure; installing masonry (faux brick) along the base and Dryvit on the remaining portion of the front façade; and painting the rear and side facades.

### 2) P.C. 2017-014 – Development Management Group – Site Plan and Conditional Zoning Certificate for a Retail Development and Convenience Store/Gas Station; Kent Road

Request by Mr. Ken Knuckles of Development Management Group, LLC, applicant, for the Planning Commission's approval of a site plan and conditional zoning certificate for a retail development consisting of a 26,000 sq. ft. multi-tenant retail building, a 5,250 sq. ft. multi-tenant retail building; and a 5,280 sq. ft. convenience store/gas station. The site is located on the north side of Kent Road east of the Mission Baptist Church and across Kent Road from the Stow Community Shopping Center (Target Plaza). The development site is

comprised of approximately 7.2 acres that is zoned C-4 General Business. There is an additional 4.3 acres located north of the development site which is zoned R-3 Residential. This area, which has a depth of approximately 590 feet, will remain as undisturbed open space and provide a buffer to the adjacent residential uses to the north. The property to north and west is zoned R-3 Residential and the property located to the east and south across Kent Road is zoned C-4 General Business.

Three access points to the development are proposed. The main entrance will be located across from the existing western entrance to the Stow Community Shopping Center (Target Plaza), and a new traffic signal is proposed. Two “right-in/right-out” entrances are proposed on the eastern and western portions of the development.

A total of 227 parking spaces are proposed for the development. Interior landscape islands provide approximately 19,000 sq. ft. of open space within the parking lot or 9%.

Approximately 29% of the development site will remain as open space. Storm water will be managed with the construction of a detention basin as well as the installation of an underground detention system.

The proposed convenience store will be finished with a brick and stone material in earth tones. The exterior walls for the other two buildings will be comprised of red brick and split face block and accented with EIFS and stone material.

The applicant is requesting a variance from 1145.07 to locate a portion of the parking lot 10 feet from the west property line (25 feet is required when adjacent to a residential district).

### **3) P.C. 2017-015 – 2017 Comprehensive Plan Update**

The City’s consultant, CT Consultants, made final edits to the draft 2017 Comprehensive Plan Update on 7/24/17 which was distributed to the Planning Commission. Staff is requesting the Planning Commission’s approval of the 2017 Comprehensive Plan Update.

**NEXT MEETING: Scheduled for September 26, 2017.**