



STOW PLANNING COMMISSION

April 24, 2018 6:00 p.m.

COUNCIL CHAMBERS

AGENDA

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

APPROVAL OF MINUTES – March 13, 2018 and March 27, 2018

Location maps for each business item can be accessed online at <http://www.stowohio.org/planning-commission>

BUSINESS ITEMS:

1) P.C. 2018-008 – JIM VIZMEG: CONDITIONAL ZONING CERTIFICATE FOR TWO FAMILY DWELLING; 1473 HIBBARD DRIVE

Request by Mr. Jim Vizmeg, applicant, for the Planning Commission’s approval of a conditional zoning certificate and site plan to permit the construction of a two-family dwelling at the parcel located at 1473 Hibbard Drive. The property is located on the northeast corner of Hibbard Drive and Sunnyside Drive and is zoned R-3. Two family dwellings are conditionally permitted in this district.

The existing lot is approximately 20,000 square feet in area, and there is a vacant single family dwelling on the property. The applicant is proposing to demolish the existing structure and construct a two-family dwelling on the property. The proposed structure will face Sunnyside Drive and will be 1,600 square feet in area.

The proposed dwelling complies with the following requirements following supplemental and locational criteria per 1163.04 (a)1(A) and Schedule 1163.03:

...In locations where the proposed site is located no more than 300 feet from two or more two-family dwellings that are located on the same street as the proposed site; or two of the following: a non-residential district, a two-family dwelling, or a multi-family dwelling that is located on the same street as the proposed site or...; and

	<i>Conditional Use</i>	<i>Min. Lot Area</i>	<i>Min Lot Width (feet)</i>	<i>Front</i>	<i>Side/Rear</i>
2	<i>Two-Family in R-3 and RB Districts</i>	<i>18,000 sq. ft.</i>	<i>120</i>	<i>40'</i>	<i>8'/30'</i>

2) P.C. 2018-011– TEXT AMENDMENT SECTION 1137-03 SITE PLAN REVIEW

Request by City Council for the Planning Commission’s approval of a text amendment to Section 1137.03(g) - Site Plan Review to add language requiring the City Arborist’s approval prior to City Council’s approval.

NEXT MEETING: Scheduled for May 8, 2018

P.C. 2018 - 008

J. Vizmeg - 2-Unit Site Plan & CZC - 1473 Hibbard Dr.

