

PLANNING COMMISSION

FEBRUARY 8, 2022 6:00 P.M.

LOCATION

- Council Chambers

AGENDA

- Call To Order
- Pledge of Allegiance
- Roll Call
- Approval of Minutes

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

Old Business Item

1) P.C. 2022-001 – JEFF BARBER – HOPE HOMES – REZONING FROM C-2 LIMITED RETAIL DISTRICT TO C-3 COMMUNITY RETAIL DISTRICT. (PARCEL 56-19699)

A request by Council, to re-examine the proposal of the rezoning of parcel from C-2 Limited Retail District to C-3 Community Retail District. The property is located on Fishcreek Rd. 750 ft. from the Stow Rd. intersection.

Parcel 56-19699 is approximately 1.23 acres (53,578 square feet) and adjacent to the existing Hope Homes Headquarters Building located behind on Stow Rd. Future plans are to construct a 4-unit adult special needs group home associated with Hope Homes.

All properties immediately surrounding the parcel are zoned C-2 Limited Retail District. The properties immediately across Fishcreek Rd. are zoned R-2 Residence District.

New Business Item

2) P.C. 2022-002 – MIKE MERLE/ RAY FOGG BUILDING METHODS, LLC – SITE PLAN APPROVAL FOR SEASONS BUSINESS CENTER 6 – GRAY LANE (SEASONS ROAD)

Request by Mike Merle / Ray Fogg Building Methods, applicant, for the approval of a site plan to permit the construction of a 254,474 square foot industrial building in the Seasons Business Park – West industrial park located at the southwest corner of SR 8 and Seasons Road. The project site is located on the east side of Gray Lane. The property is zoned I-1 Limited Industrial, and this use is permitted by right in this district.

A preliminary plan for Seasons Business Park – West, was approved in 2017. The park consists of one public street, “Gray Lane” that intersects Seasons Road approximately 600 feet west of the S.R. 8 south bound entrance ramp. The Preliminary Plan shows the acreage of the parcel at 15.09 acres. A conservation easement 30 acres in area has been recorded over the southern portion of

development which provides a significant buffer from the Wyoga Lake subdivision located to the south.

The proposed Seasons Business Center 6 will feature high bay ceilings and multiple loading docks on the east side. Similar to the buildings constructed on Gray Lane. The exterior of the building will be finished in concrete with alternating colors and horizontal and vertical accents.

A 114-vehicle parking lot is proposed to be located west of the structure and a 49-trailer land banked lot on the east side. Landscaping is proposed adjacent to the parking lot and Gray Lane.

3) P.C. 2022-003 – IAN JONES/MANN PARSONS GRAY ARCHITECTS – SITE PLAN APPROVAL & CONDITIONAL ZONING CERTIFICATE(S) – COFFEE KIOSK - (PARCEL 56-14887)

Request by Ian Jones/ Mann Parsons Gray Architects, acting as the property representative, applying for approval of a Site Plan and Conditional Zoning Certificate to permit the construction of a drive-thru coffee kiosk located along Norton Rd.

The property is zoned C-4 Community Retail. Both counter service restaurant and a drive-thru are conditionally permitted in this district, subject to site plan approval per 1145.05(c). The proposed building will require a variance for front setback and reduced parking. Access will occur from internal drive aisles within the multi-tenant shopping center.

4) P.C. 2022-004 – ENGINEERING DEPARTMENT STAFF – ADDITIONAL DESIGNATED REVIEWER – MINOR SUBDIVISIONS

This is a request by Engineering Department staff to designate Mike Jones, Assistant Director of Engineering to be an additional designated minor subdivision plan reviewer in addition to the current Director of Engineering by the Planning Commission.

The City of Stow Code of Ordinances section 1117.02 Minor Subdivision Procedure requires “The City Engineer or a representative designated by the Planning Commission and confirmed by Council shall review Minor Subdivisions”.

Next regularly scheduled meeting: February 22th, 2022