

PLANNING COMMISSION

July 26, 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>

NEW BUSINESS ITEMS

1. P.C. 2022-012 OMNI STOW VILLAS, LLC – SITE PLAN, CONDITIONAL ZONING CERTIFICATE, & VARIANCE FOR SENIORS VILLAS NORTH; 4330 HUDSON DRIVE

Request by Tom Finley of Omni Stow Villas, LLC, applicant and property owner, for the approval of Conditional Zoning Certificate to permit the construction of 34 independent living villas that will be part of the Vitalia Senior Living campus on Hudson Drive (Parcel #5619618)

This phase will be located on a 6-acre parcel northeast of the existing campus. The proposed units will be similar to the existing independent villas in the development. These buildings will include seven (7) four-unit buildings, two (2) three-unit buildings, and one (1) club house.

Variances are requested to allow for a reduced front yard setback for a dwelling unit and for a pavilion from the required 80-foot setback from the right-of-way line.

These units will be accessed from two locations: an entrance onto Hudson Drive approximately 470 feet north of the existing Vitalia entrance; and from the existing Vitalia circulation drive to the south. Sidewalks are proposed on the private streets within this phase.

Storm water management for these units will be accommodated with the construction of three detention basins at the eastern side of the property near Hudson Drive, and a basin at the northwest corner of the site.

2. P.C. 2022-013 – STOW HUDSON TOWNE CENTER – JEFFREY SOCLOF – MINOR SUBDIVISION FOR HUDSON TOWNE CENTER; 1594-1672 NORTON ROAD

Request by Jeffrey Soclof of CBC Emmco Realty Group, applicant, for the lot split of the 13.6-acre property located at 1594-1672 Norton Road, Stow, Ohio 44224 (Parcel # 5614887) into five (5) separate parcels.

Parcel #1 will consist of the existing multi—tenant building at 6.40 acres. Parcel #2 will consist of an existing parking lot at 4.33 acres. Parcel #3 will consist of the existing Arby's restaurant at 1.25 acres. Parcel #4 will consist of the existing Burger King restaurant at 1.13 acres. Parcel #5 will be vacant at 0.86 acres.

3. P.C. 2022-014 – SKIP PLAYGROUND – CITY OF STOW – VARIANCE FOR SKIP PLAYGROUND SIGNS; 3760 DARROW ROAD

Request by the City of Stow, applicant, for the approval of variances to allow for the installation of two freestanding signs for the Skip Playground at 3760 Darrow Road (Parcel #5610310).

A freestanding archway sign is proposed at 84.8 sq. ft. with a 16-foot height. A second freestanding sign is proposed at 26.7 sq. ft. with a 6-foot height. A variance is requested for the archway sign to exceed the maximum 70 sq. ft.

The property contains two existing "Stow City Center" freestanding signs. A variance is requested to exceed the maximum of two (2) freestanding signs on the property.

Next regularly scheduled meeting: August 23th, 2022