

## PLANNING COMMISSION

**May 26, 2020 6:00 p.m.**

### VIRTUAL MEETING VIA ZOOM

*For public viewing of the meeting via YouTube please use the following link:*  
[\(Livestreamed via YouTube\)](#)

### AGENDA

**CALL TO ORDER  
PLEDGE OF ALLEGIANCE  
ROLL CALL**

*Please visit the link below for location maps and drawing for the agenda items:*  
<http://www.stowohio.org/planning-commission>

### BUSINESS ITEMS

#### **1) P.C. 2020-007 FRAMMARTINO CONSTRUCTION – PARADISE PARK RETAIL BUILDING - SITE PLAN WITH VARIANCES; 3274 KENT ROAD**

Request by Mr. Vincent Frammartino, of Frammartino Construction Co., LLC, for site plan/variance approval in order to construct a 4,800 square foot retail building on two vacant lots located at 3274 Kent Road (west of the Stow Cone property). The property is zoned C-3 Community Retail and retail buildings are permitted in this district subject to site plan approval.

The property is approximately .55 acres in area, and the vacant lots were previously occupied by two structures; a commercial building and a residential structure converted for business use. These structures were demolished in 2013.

The applicant is proposing to construct a 4,800 square foot retail building located approximately 80 feet from the Kent Road right-of-way. The proposed entrance is located on the west side of the property and aligns with the Stow Plaza entrance across Kent Road. A total of 22 parking spaces are proposed; 13 located in front of the building and 9 located behind (south of) the building. Landscaping is provided along Kent Road, the east property line and adjacent to the dumpster enclosure located in the southwest corner of the property. A retaining wall is proposed to be located in the rear of the property. It will extend nearly the full length of the south property line and continue north along the east and west property lines approximately 50 feet.

The applicant is requesting the following variances from 1145.06 to permit the building to be located 10 feet from the east property line (20 feet minimum required); 1145.07 to permit the parking lot to be located 6 feet from the west property line (10 feet minimum required) and 10 feet from the south property line (25 feet minimum required).

**2) P.C. 2020-008 C-NAIL & SPA – REVISED SITE PLAN TO CONSTRUCT AN ACCESSORY BUILDING; 3616 DARROW ROAD**

Request by Mr. Chau (Andy) Nguyen, property owner, for the Planning Commission's approval of a revised site plan to permit an additional accessory structure on the property located at 3616 Darrow Road. The property is zoned R-B Residential Business.

The applicant previously received approval to convert an existing garage into a nail salon and spa at 3616 Darrow Road. The applicant resides in the existing dwelling and is proposing to construct a garage (24 feet by 30 feet) to be located behind (southwest) of the existing dwelling. It will be accessed from the existing parking lot behind the dwelling. The exterior material proposed is vinyl siding that will match the other accessory structure where the business is located.

**NEXT MEETING: Scheduled for June 16, 2020**