

STOW PLANNING COMMISSION

Minutes of the Stow Planning Commission meeting held on Tuesday, February 14, 2017 at 6:00 p.m.

MEMBERS PRESENT: Mrs. Harrison, Mr. Kohlmeier, Mr. Sprungle

MEMBERS ABSENT: Mr. Brauer, Mr. Ross.

ALSO PRESENT: Director of Planning Rob Kurtz
Planning Commission Secretary Pamela Daerr
GIS Coordinator Steve Gibbons

PRESS REPRESENTATIVE: None

Mr. Sprungle called the meeting of the Planning Commission to order at 6: 04 p.m. and asked the audience to stand and say the Pledge of Allegiance. Roll call was taken.

APPROVAL OF MINUTES:

Mr. Kohlmeier moved and Mrs. Harrison seconded the motion to approve the minutes of the January 10, 2017 and January 17, 2017 meeting. The minutes were unanimously approved as submitted.

BUSINESS ITEMS:

P.C. 2017-003: RAY FOGG BUILDING METHODS – SEASONS BUSINESS CENTER 3 SITE PLAN FOR INDUSTRIAL BUILDING; SEASONS BUSINESS PARK (SEASONS ROAD & SR 8)

Mr. Mike Novachek of Ray Fogg Building Methods, Inc. was present and was sworn in by the Planning Commission Secretary.

Mr. Kurtz: This is a request by Mr. Mike Novachek of Ray Fogg Building Methods, Inc., applicant, and Mr. Joseph Weber of BH Ohio Leasing, LLC, property owner, for the Planning Commission's approval of site plan for an industrial building in the Seasons Business Park located on Seasons Road east of SR 8.

The applicant is proposing to construct a third industrial building that could be utilized for office, manufacturing or warehouse uses. It will be located on Lot 3 of the Seasons Business Park development on the southeast corner of Seasons Road and Scarlet Lane immediately south of Seasons Business Center 1 & 2. Lot #3 is approximately 17 acres in area. The proposed building will be 136,868 square feet in area and will feature 32 foot high ceilings and multiple loading docks on the south side. Like the previous two buildings, the exterior of the building will be finished in concrete with alternating colors and horizontal and vertical accents. The northeast and northwest corners will feature a significant glass area and a horizontal beam clad

in aluminum. Windows will also be installed on the upper portion of the exterior walls on each side of the building.

The proposed building will be accessed from an existing internal circulation drive and from an existing curb cut located at the end of Scarlet Lane. This curb approach currently serves the properties to the south and will be enlarged. A total of 182 parking spaces are proposed. Future additional parking (42 spaces) is proposed to be located east of the building.

There is an existing detention basin south of the proposed building and the applicant is proposing to construct a new detention east of the existing basin. Together these two basins will provide storm water management for the development on Lots #1, #2 & #3. There is an existing detention basin south of the two buildings which will be removed.

If you are inclined to support this, the conditions would be: The City Arborist approval of the landscape plans; Building and Engineering approval of the final site, building and storm water management plans; and the Fire Department approval of the number and location of fire hydrants; and the applicant modifying and recording the reciprocal easement agreement to accommodate appropriate access between lots 1, 2, & 3.

Right now since this would share parking, or if it changes hands, a reciprocal easement agreement allowing vehicular access among 1, 2 and 3. That is a requirement. To be more specific [pointing to the screen] the access from Scarlet Lane is here and this is Seasons 3. It actually goes all the way across. This is the end of number two [pointing to the screen]. So there would be access between all of these sites which is necessary. A new access point will be down here [pointing to the screen]. This [pointing to the screen] accommodates both the existing drive that serves Tuffy Pad and this nursing home and this is [pointing to the screen] the proposed.

Mr. Sprungle: I'm guess that is more of a truck drive.

Mr. Kurtz: That is correct.

Mr. Sprungle: How does the City feel about the landscaping on lot 2?

Mr. Kurtz: I don't have any issues with the landscaping as such.

Mr. Sprungle: I drove by and it looks good to me but I'm not the City Arborist.

Mr. Kurtz: She has not indicated to me that there are any issues to date.

Mr. Kohlmeier: I think the existing building look nice.

Mr. Kurtz: I agree.

Mr. Kohlmeier: There are no variances?

Mr. Kurtz: No variances.

Mr. Sprungle: Mr. Novachek, do you have anything to add?

Mr. Novachek: No. Mr. Kurtz presented everything accurately. We shifted the building up so we could get rid of the unsightly detention basin and put it all in the back. We think it is a much more efficient use of it and it is a lot more aesthetic to put it in the back. It is where all the contours fall toward the stream and the creek. It makes sense to get the water as low as possible. We're moving all the storm water to the south.

We will be sharing some of the property for our parking. We could redo the property lines but it doesn't seem to be the right thing to do at this time.

Mr. Sprungle: Does this finish all construction that would occur in the back? Is it possible to get more back there?

Mr. Novachek: South of the two detention basins is another higher knob. It's not a very big lot and could not accommodate a whole lot but accommodate maybe a small office or something like that. While it looks nice and flat, the contours are dropping quite a bit and it is a little bit of a challenging site.

Mr. Sprungle: If there were something to go back there in the future, it would use the same curb cut.

Mr. Novachek: Yes. We would probably improve the drive at that time. I don't know if anybody has plans on the west side further south but there's a little bit more property south of the four buildings as well. There is a little bit of a plateau there. Those buildings are very old and I don't know if anybody would ever redevelop it.

On the west side of Scarlet Lane there is some acreage there. That is partially zoned I-2 / C-5.

Mrs. Harrison: We talked about that potentially being a gas station or retail area there.

Mr. Kurtz: That was in our Comprehensive Plan discussion since it is already there. That is not Fogg's area, they are more industrial. It is still possible given the current zoning.

Mr. Novachek: We've had interest in that site as industrial or even a headquarters type building.

Mr. Kurtz: We would be interested in a headquarter site there.

Mr. Kohlmeier: Are there any parking issues here?

Mr. Kurtz: No. They meet their ratio and there is an adequate onsite paved area.

Mr. Novachek: It really depends on building 1 (the farther west building). They probably use one-half of the parking. It depends on the employee ratio.

MOTION: Mr. Kohlmeier moved and Mr. Sprungle seconded the motion to approve P.C. 2017-003. **Planning Commission Notes: Planning Commission recommended approval of the site plan subject to the City Arborist approval of the landscape plans; Building and Engineering approval of final site, building and storm water management plans; and the Fire Department approval of the number and location of fire hydrants; and the applicant modifying and recording the reciprocal easement agreement to accommodate appropriate access between lots 1, 2, & 3.**

NEXT MEETING:

The next scheduled meeting is scheduled February 28, 2017.

With no further business to discuss, Mr. Kohlmeier moved and Mrs. Harrison seconded the motion to adjourn. It was unanimously approved and the meeting was adjourned at 6:16 p.m.

Richard Sprungle
Planning Commission Chairman

Pamela H. Daerr, CPS
Planning Commission Secretary