

STOW PLANNING COMMISSION

Minutes of the Stow Planning Commission meeting held on Tuesday, July 25, 2017 at 6:00 p.m.

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

MEMBERS ABSENT: None.

ALSO PRESENT: Director of Planning Rob Kurtz
Planning Commission Secretary Pamela Daerr

PRESS REPRESENTATIVE: None

Mr. Sprungle called the meeting of the Planning Commission to order at 6: 00 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 Mr. Ross seconded the motion to approve the minutes of the May 30, 2017, meeting. The minutes were approved as submitted.

BUSINESS ITEMS:

P.C. 2017-011 – McSHANE, MARY - SITE PLAN FOR OFFICE/WAREHOUSE; 822 SEASONS ROAD

Mr. Tim McShane was present to represent this item and was sworn in by the Planning Commission Secretary.

Mr. Kurtz: This is a request by Mary McShane, applicant, for the Planning Commission's approval of a site plan for the construction of a 9,680 square foot Office/Warehouse facility on a 3-acre vacant site located at 822 Seasons Road. The property is zoned I-2 Industrial and office/warehouse uses are permitted by right in this district.

The proposed building will be located 95 feet from the Seasons Road right-of-way and will contain 4 separate units, each occupying approximately 2,400 sq. ft. Each unit will contain office and warehouse space. The proposed exterior building material will be a combination of split face block, metal panels, ribbed metal siding and stucco.

One entrance is proposed and it will be aligned with an existing industrial driveway located on the opposite (north) side of Seasons Road.

This is two separate parcels now which are vacant. They are very deep parcels. The applicant is only using the front portion of the parcels.

Stow does not have any water service on this portion of Seasons Road, however, Hudson does. I spoke with the Hudson Service Director and the McShane's will have to request approval from Hudson to get service but the Service Director indicated it didn't seem to be an issue. They do have a 16-inch water main which could serve this property. That doesn't affect the site plan in any way in that regard.

The Fire Department didn't have any written comments but they indicated that given the closeness of the building to the road there would not be any need for a fire hydrant in the back of the building.

One comment I would have on the site plan and I have not had a chance to broach this with the McShane's but the required parking is 24 spaces; and they are showing 32 spaces. I would ask the applicant and Planning Commission to consider land banking some of those spaces if they aren't needed. I'm thinking possibly in the front. You're going to have employee parking in the back but I'm wondering if there's really a need for 20 parking spaces out front given the relatively small nature of these units.

Mr. Sprungle: Mr. Kurtz why would you want to consider less rather than more?

Mr. Kurtz: Maybe I am getting more sensitive to the pavement and the impervious surface. This is not going to be a high-intensity use and it is not a retail use. If it's not needed, then why build it.

Mr. Kohlmeier: Does it reduce their storm water pre-assessment of the impervious surface?

Mr. Kurtz: It is probably very small. They would be assessed based on their impervious area. It would be a relatively small change but again if the spaces are never needed; it is something to consider.

This project is compliant with the Zoning Code in terms of layout and building materials. There is a mezzanine level shown above the office area.

Mr. Kohlmeier: Is that just open for storage or future office space possibly?

Mr. McShane: If somebody comes in and wants to maybe put a conference room or something upstairs, it gives them a few more square feet, or if they want to access the back warehouse area we can have steps up to that area. So they are not going to waste that space. It gives them a little extra ability to do something.

Mr. Sprungle: Mr. Kurtz, what are we approving here?

Mr. Kurtz: The site plan.

Mr. Sprungle: It's already approved, is there any variance required?

Mr. Kurtz: There is no variance required but since it is a new building it does require Planning Commission and Council approval.

Mr. Ross: Are the two parcels going to be consolidated?

Mr. McShane: Yes. The two parcels are about 1.5 acres each that will come together.

Mr. Kohlmeier: Should that work as far as the occupants.

Mr. McShane: No, we're thinking somebody may want a little visibility. Somebody that wants an office-warehouse. We're going to be an occupant. We will occupy at least one space, maybe two. It will be our home office and our intent is to sell or rent the two other suites.

Mr. Kohlmeier: It is a nice looking building.

Mr. McShane: We're excited about it. We are growing and we are a site contractor – a utility contractor. My wife Mary is a minority owner of the company. We have 15 people now and last year we had none. We expect in the next two years to have 50-60 people. We have already grown pretty quickly. My son, Patrick McShane, is running the business in the field and helping me; my wife's running it and I'm the General Manager.

Mr. Kohlmeier: Commercial sites?

Mr. McShane: We do commercial, yes. We're doing a Discount Drug Mart in Concord right now. A whole site there. We just did 92 apartments in Vermillion; all the site work and all the concrete there. We're getting into some really big commercial. With the minority we've already got a lot of opportunities there. We probably have to wait until next year because we're so busy this year.

Mr. Ross: Mr. Kurtz, is it appropriate to approve with a condition that the parcels are consolidated before the Change of Occupancies are issued?

Mr. Kurtz: I would say yes.

Mr. Kohlmeier moved and Mr. Brauer seconded to approve P.C. 2017-011. **Planning Commission recommended approval of the site plan contingent on the Building and Engineering Department approval of construction plans; City Arborist approval of landscape plans; the applicant obtaining public water service from the City of Hudson; the applicant consolidating the lots prior to occupancy; and encouraging the applicant to land bank parking spaces that are in excess of the minimum required (24).**

Yea: Brauer, Harrison, Kohlmeier, Ross, Sprungle.

Nay: None. The motion carried 5-0.

OTHER:

Mr. Kurtz: One other thing, it doesn't need discussion at this moment. This is the latest version of the Comprehensive Plan [indicating a copy for each Planning Commission member] that reflects the latest comments from the Planning Commission at our last meeting. If you will note, the changes from the previous draft are highlighted in yellow.

Please review the changes and if you have any additional comments you can email them to me. At the August 29, 2017, meeting you can decide if you are prepared to make a recommendation on the plan, or not, if you are still not ready. You have a month to think about it.

NEXT MEETING: Scheduled for August 29, 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 6:12 p.m.

Richard Sprungle
Planning Commission Chairman

Pamela H. Daerr, CPS
Planning Commission Secretary