

## **STOW PLANNING COMMISSION**

Minutes of the Stow Planning Commission meeting held on Tuesday November 7, 2017, at 6:00 p.m.

**MEMBERS PRESENT:** Mr. Brauer, Mrs. Harrison, Mr. Miller, Mr. Ross, Mr. Sprungle

**MEMBERS ABSENT:** None.

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

**PRESS REPRESENTATIVE:** None

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Mr. Sprungle called the meeting of the Planning Commission to order at 5:57 p.m. and roll call was taken.

### **APPROVAL OF MINUTES:**

Mr. Brauer moved and Mr. Ross seconded the motion to approve the minutes of the August 28, 2017, and September 12, 2017, meeting. The minutes were unanimously approved as submitted.

### **BUSINESS ITEMS:**

#### **P.C. 2017-016 – Esterle Mold and Machine - Site Plan Approval for Building Addition: 1567 Commerce Drive**

Mr. Kurtz: This is a request by Richard Esterle of Esterle Mold and Machine, for the Planning Commission's approval of a site plan to permit the construction of an addition 28,920 square feet in area to 1567 Commerce Drive. The property is zoned I-2 Industrial and industrial uses are permitted by right subject to site plan approval.

The existing building is approximately 38,000 square feet in area and the applicant is proposing to add an additional 28,920 square feet of warehousing space. The applicant recently demolished a building located at 1549 Commerce Drive, and proposes to consolidate this lot with 1567 Commerce Drive. The exterior of the proposed addition will be comprised of a masonry base and metal siding to match the existing structure.

The existing entrance from Commerce Drive for the former 1549 Commerce Drive building will be removed and a new entrance located west of the addition is proposed. The main circulation drive will be 26 feet in width and will include 42 parking spaces. Approximately 15 parking spaces located west of 1567 will be removed as part of this project. The circulation drive will be 26 feet in width. That was a comment from Fire Prevention that they wanted to widen it 26 feet; normally it is 24 feet in width. Storm water management will primarily be addressed with underground storage facilities located north of the structure.

You can see the existing building here [pointing to the screen] and the proposed addition with the new entrance drive here [pointing to the screen]. This will all be concrete/paved material [pointing to the screen]. Underground storage is in this area here [pointing to the screen] with a loading dock right behind.

The dark area [pointing to the screen] is the paved area. This [pointing to the screen] is a gravel area used for circulation.

Mr. Brauer: Did we sent a letter to everyone within 300 feet?

Mr. Kurtz: Yes.

Mr. Brauer: Did we have any concerns or comments from the residents to the back?

Mr. Kurtz: No.

Mr. Brauer: I know it is wooded.

Mr. Kurtz: There are some trees between this property and the residents.

Mr. Sprungle: They are not really coming any closer than what was already there.

Mr. Kurtz: The addition is in yellow [pointing to the screen] and it doesn't come out nearly as far as the existing building. There are some loading docks in the back [pointing to the screen], which will be much further from this back property line [pointing to the screen]. It is about 130 feet.

Mr. Sprungle: Does the City have much experience with underground holding tanks? Do we have many of those?

Mr. Kurtz: Yes. That is being done more and more. The sites are getting tighter. Fogg used quite a bit in their development. Marhofer did quite a bit because they were very constricted with space.

Mr. Ross: Is the Fire Department aware of the removal of the hydrant that is here [pointing to the screen]? Do they have permission to remove that hydrant?

Mrs. Harrison: I think there is a new one right there [pointing to the screen].

Mr. Kurtz: There is a new one planned.

Mr. Mark Leszynski - 1620 Lake Forest Drive, Strongsville, Ohio was present to represent this item and was sworn in by the Planning Commission Secretary.

Mr. Leszynski: We consulted with the Fire Department. That hydrant is being removed and relocated and they have requested a second one that is happening back here [pointing to the screen]. That does not appear on the plans yet. That decision just came from the last meeting.

Mr. Ross: Is there any hazardous storage?

Mr. Leszynski: We are plastics so the answer is yes. We have an ESFR system with a pump.

Mr. Ross: Do you have adequate water here?

Mr. Leszynski: A pump.

Mr. Sprungle: I have some experience with that myself. You can get a lot of pressure when you put the pump and the right heads on those things.

Mr. Ross: Has the site been consolidated or is it going to be consolidated?

Mr. Kurtz: It's going to be. I would recommend that be a condition for approval. That way we make sure it gets done.

Mr. Leszynski: It is in process. There are some legal logistics between the family.

Mr. Sprungle: Business is good, you're expanding.

Mr. Leszynski: Business is great. They also bought a building down the road and have other properties. They built an addition we did two years ago. They ordered another new press. The new press won't quite fit in the space they have from the last addition. So they are building this new addition to put that press into and expand their storage space.

Mr. Sprungle: So this isn't strictly warehouse, this is also manufacturing.

Mr. Leszynski: F1 and S1 yes.

Mr. Sprungle: What is your association with the company?

Mr. Leszynski: Architect and builder.

Mr. Ross: The Fire Department doesn't need a turn around?

Mr. Leszynski: No. We had a couple good meetings. I think Comunale is doing the sprinkler system.

Mr. Miller: I have a question on the underground storage. The overflow of that is going into, what?

Mr. Leszynski: There is an established drainage ditch in the back that goes to.

Mr. Miller: The size of the storage is?

Mr. Leszynski: I do not know the cubic feet of that storage. It is enough to contain the predeveloped and the new development. It is oversized for the entire Summit Soil and Water Conservation District. They wanted everything taken care of and not just the new portion.

Mr. Miller: So it is tied into roof runoff and the drive way?

Mr. Leszynski: Yes.

Mr. Ross: What size trucks are coming in? [Inaudible] 40-foot semi's.

Mr. Leszynski: Forty foot, yes.

Mr. Ross: Did they have issues like this in the past where they have had some...Again I don't know if they need the space to turn around.

Mr. Kurtz: In the back it is all concrete [pointing to the screen].

Mr. Ross: Are they looping through the other site or are they going to try to turn around.

Mr. Leszynski: They're going to pull in and they turn around this side [pointing to the screen] of the island.

Mr. Sprungle: Of course, you have the property next to it.

Mr. Ross: That's why I was curious.

Mr. Leszynski: They can contain it all on this property. They have that access but it's not something they want to do as far as bring trucks around the other side.

Mr. Ross: That is why I was curious. It looks like you have a few things in the way.

Mr. Sprungle: It would allow them to pull forward a little bit. If they back in a little more there is a little extra room.

Mr. Leszynski: There is also the existing gravel area. We are adding a thicker layer of gravel back there.

Mr. Sprungle: Sometimes those trucks are longer than 40 feet.

[Inaudible]

Mr. Leszynski: Most of our things are going to LED. The price has come down and the maintenance factor is so much better that it doesn't pay to do the high-bay old-style fixtures any more.

Mr. Miller: I am not familiar with the term when a building has received a green stamp [Inaudible].

Mr. Ross: All the buildings have to meet the energy code requirements for light, power and HVAC equipment.

What about trash? Are there any major issues with trash?

Mr. Leszynski: No. They have a dumpster that sits back in this corner [pointing to the screen] they are utilizing.

Mr. Ross: Is there a green space requirement on these sites?

Mr. Kurtz: Not in Industrial Districts.

Mr. Ross: What about signage?

Mr. Leszynski: There is no signage.

Mr. Sprungle: They do a very nice job with landscaping.

Mr. Leszynski: Mr. Esterle loves his trees and flowers.

Mr. Ross moved and Mrs. Harrison seconded to approve PC 2017-016. **Planning Commission recommended approval subject to the Engineering Department approval of construction and storm water management plans; Building Department approval of construction plans including the issuance of a final occupancy permit for 1567 Commerce Drive prior to issuance of building permit for the addition; consolidation of the parcels for 1567 and 1549 Commerce Drive; and Fire Department approval of construction plans.**

Yea: Harrison, Miller, Ross, Sprungle, Brauer

Nay: None. The motion passed 5-0

**NEXT MEETING: Scheduled for December 5, 2017.**

With no further business to discuss, Mrs. Harrison moved and Mr. Brauer seconded the motion to adjourn. The motion unanimously approved and the meeting was adjourned at 6.14 p.m.

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Richard Sprungle  
Planning Commission Chairman

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Pamela H. Daerr, CPS  
Planning Commission Secretary