

STOW PLANNING COMMISSION

Minutes of the Stow Planning Commission meeting held on Tuesday March 27, 2018 at 6:00 p.m.

MEMBERS PRESENT: Mr. Brauer, Mr. Miller, Mr. Ross, Mr. Sprungle

MEMBERS ABSENT: Mrs. Harrison

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

PRESS REPRESENTATIVE: Stow Sentry

Mr. Brauer called the meeting of the Planning Commission to order at 5:59 p.m. and asked the audience to stand and say the Pledge of Allegiance. Roll call was taken.

APPROVAL OF MINUTES:

There were no minutes to approve.

BUSINESS ITEMS:

P.C. 2018-001 – OMNI SENIOR LIVING: ADDITION TO PREVIOUSLY APPROVED CONDITIONAL ZONING CERTIFICATE & SITE PLAN; ALLEN ROAD

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

Mr. Kurtz: This is a request by Mr. Thomas Finley, applicant, for the Planning Commission's approval of a conditional zoning certificate and site plan for the construction of six (6) assisted living villas adjacent to the previously approved 148-unit assisted living development located on Allen Road. The proposed villas will be located south of the new Omni Senior Living campus currently under construction and east of the Northeast Ohio Eye Surgeons medical building. With this additional parcel the Omni Senior Living campus will consist of approximately 9.7 acres. The property is zoned I-1 Limited Industrial and assisted living facilities are conditionally permitted in this district.

The site plan previously reviewed by the Planning Commission at the February 27th meeting included eleven (11) villas. Since then the plan has been significantly modified by the applicant. The agenda still stated a variance would be required, but as of today, Mr. Finley submitted a final site plan and no variance is required for this site plan. They meet the 40-foot setback on all sides.

The proposed villas will be accessed from three locations: the previously approved entrances off of Allen Road and Hudson Drive; and the existing entrance for the Northeast Ohio Eye Surgeons parking lot off of Allen Road.

Screening from the adjacent office/industrial uses will consist of a vinyl fence (6 feet) and evergreen plantings located along the east property line and a mix of deciduous and evergreen plantings west of the proposed villas. A landscaping plan has been submitted and was presented on the screen. Storm water management will be taken care of onsite or this site has access to the regional detention basin located on the adjacent Printing Concept's property if necessary.

The exterior of the buildings will be finished using a combination of vinyl siding; stone veneer and EIFS (varying colors and textures) and the roof material will be asphalt.

Mr. Sprungle: We talked about sidewalks.

Mr. Kurtz: Sidewalks have been added [pointing to the screen].

Mr. Ross: It appears that this addresses most of the concerns we previously had. It looks like a significant improvement.

Mr. Finley: Gave a power point presentation which can be viewed with the original minutes in the Planning Department.

Mr. Brauer Moved and Mr. Miller seconded the motion to approve PC 2018-001. **Planning Commission recommended approval subject to: 1) Engineering Department review and approval storm water management plans; 2) City Arborist approval of landscape plan; 3) Fire Department approval of construction plans; 4) Building & Engineering approval of construction plans; 5) Applicant consolidating the subject parcel with the existing Omni Senior Living parcel.**

YEA: Brauer, Miller, Ross, Sprungle.

NAY: None. The motion passed 4-0.

P.C. 2018-005 – OMNI SENIOR LIVING: REZONING FROM I-2 INDUSTRIAL TO I-1 LIMITED INDUSTRIAL; 4316 & 4330 ALLEN ROAD

Mr. Thomas Finley was present to represent this item and was previously sworn in by the Planning Commission Secretary.

Mr. Kurtz: This is a request by Mr. Thomas Finley, applicant, for the Planning Commission's approval of the rezoning of a 5-acre parcel north of the Omni Senior Living campus from I-2 Industrial to I-1 Limited Industrial in order to expand the Omni Senior Living campus.

The property to the south, west and east across Hudson Drive is zoned I-1 Limited Industrial; and the property to the north is zoned I-2 Industrial.

There are three uses that are not permitted in I-2 yet are permitted in I-1 Limited Industrial. They are health and wellness centers, garden centers and airports and airfields. There are more uses that would be restricted but there are still plenty of uses. The I-2 is a heavier industrial zoning and the heavy uses are not permitted in the I-1 Limited Industrial District.

My opinion on that is that there is still a significant amount of uses that would be beneficial to the City whether this is zoned I-1 or I-2. There is no downside from my point of view in rezoning

this to I-1. There is still a significant, positive impact and it is consistent with the adjacent zoning.

Mr. Ross: Is there any interest in the property north of this?

Mr. Kurtz: Not that I know of.

Mr. Ross: I'm curious what we might get on the surrounding properties.

Mr. Kurtz: This property [pointing to the screen] is MATCO. In the 60's all these industrial companies bought way more property than they needed. Right now that land is part of their campus. It is probably not even developed actually.

The short answer is no and it is probably unlikely in the short term.

Mr. Finley: This is the old Gray nursery. Most recently it has been a yard for a construction company but has mostly been the abandoned Gray nursery. The little hut to the right [pointing to the screen] is where they were selling things.

Mr. Finley: Gave a power point presentation which can be viewed with the original minutes in the Planning Department.

Mr. Sprungle: So the only request is for rezoning. This is not a site plan.

Mr. Finley: Just zoning.

Mr. Sprungle: Have you bought that property?

Mr. Finley: It's optioned.

Mr. Ross: I assume all of these properties will be consolidated?

Mr. Finley: Correct. In order to be legal and meet with Stow's code requirements, they have to be consolidated.

Mr. Sprungle moved and Mr. Ross seconded to approve PC 2018-005. **Planning Commission recommended approval of the proposed rezoning considering the adjacent zoning to the south, west and east are currently zoned I-1 Limited Industrial; and for the potential economic benefit for uses in the Limited Industrial district.**

YEA: Brauer, Miller, Ross, Sprungle.

NAY: None. The motion passed 4-0.

NEXT MEETING: Scheduled for April 10, 2018

With no further business to discuss, Mr. Brauer moved and Mr. Miller seconded the motion to adjourn. It was unanimously approved and the meeting was adjourned at 6:21 p.m.

Chris Brauer
Planning Commission Chairman

Pamela H. Daerr, CPS
Planning Commission Secretary