

STOW PLANNING COMMISSION

Minutes of the Stow Planning Commission meeting held on Tuesday April 24,2018 at 6:00 p.m.

MEMBERS PRESENT: Mr. Brauer, Mrs. Harrison, Mr. Miller

MEMBERS ABSENT: Mr. Ross, Mr. Sprungle

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

PRESS REPRESENTATIVE: None

Mr. Brauer 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:

Mrs. Harrison moved and Mr. Miller seconded the motion to approve the minutes of the March 13, and March 27, 2018, meeting. The minutes were approved as submitted.

BUSINESS ITEMS:

P.C. 2018-008 – JIM VIZMEG: CONDITIONAL ZONING CERTIFICATE FOR TWO FAMILY DWELLING; 1473 HIBBARD DRIVE

Mr. Jim Vizmeg was present to represent this item and was sworn in by the Planning Commission secretary.

Mr. Kurtz: This is a request by Mr. Jim Vizmeg, applicant, for the Planning Commission's approval of a conditional zoning certificate and site plan to permit the construction of a two-family dwelling at the parcel located at 1473 Hibbard Drive. The property is located on the northeast corner of Hibbard Drive and Sunnyside Drive and is zoned R-3. Two family dwellings are conditionally permitted in this district.

The existing lot is approximately 20,000 square feet in area, and there is a vacant single family dwelling on the property. The applicant is proposing to demolish the existing structure and construct a two-family dwelling on the property. The proposed structure will face Sunnyside Drive and will be 1,600 square feet in area.

The proposed dwelling complies with the following requirements following supplemental and locational criteria per 1163.04 (a)1(A) and Schedule 1163.03:

...In locations where the proposed site is located no more than 300 feet from two or more two-family dwellings that are located on the same street as the proposed site; or two of the following: a non-residential district, a two-family dwelling, or a multi-family dwelling that is located on the same street as the proposed site or...; and

	<i>Conditional Use</i>	<i>Min. Lot Area</i>	<i>Min Lot Width (feet)</i>	<i>Front</i>	<i>Side/Rear</i>
2	<i>Two-Family in R-3 and RB Districts</i>	<i>18,000 sq. ft.</i>	<i>120</i>	<i>40'</i>	<i>8'/30'</i>

Planning Commission had no questions.

Mrs. Harrison moved and Mr. Brauer seconded the motion to approve PC 2018-009. **Planning Commission recommended approval subject to the Building and Engineering Department approval of construction plans.**

YEA: Brauer, Harrison, Miller.

NAY: None. The motion passed 3-0.

P.C. 2018-009 – TEXT AMENDMENT SECTION 1137-03 SITE PLAN REVIEW

Mr. Kurtz: This is a request by City Council for the Planning Commission's approval of a text amendment to Section 1137.03(g) - Site Plan Review to add language requiring the City Arborist's approval prior to City Council's approval.

Mr. Kurtz stated staff had no objection to this text amendment. There was a brief discussion about site plan requirements.

Mr. Brauer moved and Mrs. Harrison seconded the motion to approve PC 2018-009. **Planning Commission recommended approval of the amendment.**

YEA: Harrison, Miller, Brauer.

NAY: None. The motion passed 3-0.

NEXT MEETING: Scheduled for May 8, 2018

With no further business to discuss, Mr. Brauer moved and Mrs. Harrison seconded the motion to adjourn. It was unanimously approved and the meeting was adjourned at 6:22 p.m.

Chris Brauer
Planning Commission Chairman

Pamela H. Daerr, CPS
Planning Commission Secretary