

STOW PLANNING COMMISSION

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

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

ALSO PRESENT: Rob Kurtz, Director of Planning
Kristen Fencl, Secretary

PRESS REPRESENTATIVE: Stow Sentry

Mr. Brauer called the meeting of the Planning Commission to order at 6:00 p.m. and asked everyone to stand and say the Pledge of Allegiance. Roll call was taken.

Mr. Brauer asked for a motion to approve the meeting minutes from 08/28/18, 09/11/18, 09/25/18. Mr. Sprungle made a motion to approve the minutes, seconded by Mr. Miller. Motion passed 4-0.

BUSINESS ITEMS:

1) P.C. 2018-020 – Allen Road Business Center/MRT Properties – Conditional Zoning Certificate for a self-storage expansion unit located at the Allen and Hampshire Roads.

Chairman Brauer introduced Rob Kurtz to provide comments.

Mr. Kurtz: Thank you. This is a request by Mr. Martin Levin, who is vice-president of MRT Properties, the property owner. For your approval of a conditional zoning certificate to permit the construction of a self-storage building at the Allen Road Business Center located at the corner of Allen and Hampshire Road. The property is zoned I-2 Industrial and self-storage uses are conditionally permitted in this district. The Allen Road business center is comprised of 3 flex-office warehouse buildings, totaling 52,780 sf; and 3 self-storage buildings totaling 41,000 sf. This does include a recently constructed self-storage building at 13,000 sf on Hampshire Road. The applicant is proposed to construct a 13,500 sf self-storage building and office warehouse building of 15,000 sf in area. The applicant has indicated that he will complete this project in phases with the construction of the self-storage building first and within 2 years completion of the office warehouse building. The build-out development will include 4 office warehouse buildings, totally 67,780 sf and 4 self-storage buildings, totally approximately 54,000 sf. The self-storage buildings will be located approximately 70 feet from Hampshire Road. The Office warehouse building will be 84 feet from Allen Road.

Mr. Kurtz provided a description of all of the improvements on the overhead screen.

Mr. Kurtz: That completes my presentation and I'd be happy to answer any questions.

Mr. Brauer: The additional curb cut on Allen Road would be on the north side of the building?

Mr. Kurtz: There are actually 2 proposed. (He described the locations of both)

Mr. Ross: The properties have been consolidated is that correct?

Mr. Kurtz: Yes, so right now the properties go back to the old line. (He described the consolidation on the map). It's currently a separate lot.

Mr. Ross: So at this stage of the game, that building requires restroom facilities; which are not available on site. How is that going to be accommodated?

Mr. Kurtz: In terms of restroom facilities, that is not a zoning requirement.

Mr. Ross: That will be because without a building permit, you can't build a building. So we'd probably want to address that?

A detailed discussion of the restroom facilities was held.

Mr. Brauer: Any other conversation or questions? Okay, at this time I'd like to ask Mr. Levin to please come forward. Is there anyone in the audience that would like to speak on behalf of this proposal tonight?

The secretary swore Mr. Levin and another commenter in.

Mr. Levin: I'm Martin Levin. I purchased this 12 acre parcel in 1986, when the freeway was just constructed. And methodically, between 1986 and 2000, 5 buildings were constructed: 3 of them office warehouse and 2 of them storage buildings. We have in the office warehouse, 23 suites and there are employed over 100 employees: men and women. Last year we were permitted to build the storage building on the parcel that was closer to Allen Road: 13,500 sf. It is a very special building. There is quite some detail involved and it was built specifically for use for RVs, motor homes, large trailers, trucks, automobiles. It has very large doors which are 14 feet high; special lighting; very good insulation, heated; no water. The interesting thing is while we were building that building we had strong interest for it. By the time the building was finished, it was 60% occupied. Within 90 days, it was completely filled. In all the years we've never had that type of demand in our other locations. We have a waiting list to get in. We will use the same driveway area because there is no parking there. Occasionally, you may find a car there where someone has left it while they are moving their trailer out. With that kind of demand, that's where you want to build a second storage building and not build the office warehouse building fronting on Allen Road. Basically, what we're showing here is a 15,000 sf building but, it may not end up being that. We want that building to be the gateway to Allen Road Business Center/MRT Properties. We want it to be a special building. You have a zoning code that went it after the year 2000 that has certain requirements. But, we are a long time owner; homegrown in Stow. There are only 2

people involved in our operation. We've done a lot of things right. I want to remind you that we really are performing a public service in removing these large mobile units off the City streets, driveway and back yards. I don't understand the question about water because we are in compliance with our current building with the Building Department. To the best of my knowledge there is no water needed there. Any question for me?

Mr. Ross: Two issues I see right now. You are sharing the access to your storage building with one that currently exists on the lot, is that correct?

Mr. Levin: I am the current owner the lot.

Mr. Ross: But, they may or may not be available in the future. It's something we should have addressed in the previous project. So we have a similar one here; which I'm not in favor of. The other point is that (inaudible)

Mr. Levin: According to the Building Department, the building that we just built, we are compliant.

Mr. Ross: Yes, the current buildings are in compliance but, the building you are proposing may not be. And the other difficulty, which may not be a difficulty at all but, it is something that you should be aware of is that it looks like your building is located within 5 feet of the property line. If that's the case, this entire building on the east side will have to be fire rated. I hope your consultant is aware of that?

Mr. Levin: I own both lots. I am MRT Properties. I'm merging both lots. I merged all of the land. As we understand it, we don't have a concern.

Mr. Ross: Is it your intent to consolidate these 2 properties?

Mr. Levin: Yes, yes!

Mr. Sprungle: Is there any other variance required for this?

Mr. Kurtz: The site plan that is prepared does not require a variance. One condition for approval would be the consolidation of the lots.

Mr. Bob Adaska: 645 Treeside Drive. I support Mr. Levin's project. I actually built my home in Wyoga Lake Estates in 1986; which is pretty close to Mr. Levin's project. In order to get into our allotment, you have to drive by MRT Properties, or Allen Road Business Center, so between my wife and I, we drive past that building twice sometimes three times a day. That property is always well maintained, the grass is always manicured weekly sometimes twice a week, and it's always the first area to get plowed. I would know about it as a Councilman in that district. I have never received a negative call about this property. Two years ago MRT properties requested permission to build this storage facility. Some of the RV's and landscape trailers are no longer parking in our development because they are being stored at this storage facility. It's a definite

plus for Wyoga Lake Estates. There is a need for it. I think it's a good idea and a benefit to the neighborhood.

Mr. Brauer: Any other comments from the audience? I would like to make a motion to approve P.C. 2018-020, with the stipulation that the lots become consolidated, seconded by Mr. Sprungle. MOTION APPROVED 5-0.

2) P.C. 2018-021 – Jeff Huffman – Conditional Zoning Certificate for the accessory building on a large lot located at 3878 Kent Road.

Chairman Brauer introduced Rob Kurtz to provide comments.

Mr. Kurtz: Thank you. This is a request by Mr. Jeff Huffman, who is the property owner, for your approval of a conditional zoning certificate to grant the construction of a 5,000 sf accessory building on a 10.7 acre lot located at 3878 Kent Road. The property is zoned R-3; and accessory buildings of this size are conditionally permitted in this district. He is proposing to locate the building 150qfrom the house, 140qfrom the west property line, and 15qfrom the east property line. Redemption Chapel is located to the east of the property and the single family property is located to the west, as you can see by the overhead display. So lots this size are permitted to have up to 6,000 sf of accessory building, or 2.5 % of their lot area – the lesser of those 2 and this is obviously the lesser of that. It needs to be in the rear yard, it also needs to be 50qfrom any property line and that is the reason for this variance request because he is proposing it to be 15qfrom the east property line; adjacent to the existing parking lot. I'd be happy to answer any questions.

Mr. Kurtz provided a description of all of the improvements on the overhead screen.

Mr. Brauer: Thank you. Are there any other questions or comments?

Mr. Ross: Why is the proposed addition closer to the easterly property line and not farther to the west?

Mr. Brauer: I asked myself that same question. And, I think we're going to have that same end answer that it's up against a parking lot vs. a residential lot.

A review of the aerial view on the overhead was re-presented and reviewed.

Mr. Brauer: Mr. Huffman? Anyone here to speak tonight on behalf of this proposal? When you come up, I'm going to ask you to please state your name and address prior to speaking and speak clearly into the mic.

Several gentlemen were sworn in.

Mr. Brauer: The trailer that's in the back?

Mr. Huffman: Explained that a trailer will be moved prior to construction.

Mr. Brauer: The reason you positioned the building in this location?

Mr. Huffman: I don't think it shows the driveway. There is actually a driveway that's been there forever on the west side. It wraps around. We are trying to make it so that you won't even see it with landscaping and trees. We will tree the back of the garage and on top of that mound. Alleviate a lot of problems. We're trying to block out an asphalt parking lot. We were actually going to turn the building the other way but, the parking lot would go way past the building.

Mr. Brauer: And this building is for your storage of your equipment? It won't be a business? And do you currently run a business of our your location?

Mr. Huffman: Yes, tractors, etc. no, no business.

Mrs. Harrison: So, this driveway is already here?

Mr. Huffman: Yes, with talking to the neighbor to the west . Carl Lance . there used to be a nursery up front. He described his master plan where the garage would be in comparison to the driveway. He further described their idea of blocking the vision of the house.

A discussion ensued of the owners plans to position the building.

Mr. Joe Carter: 1420 Mockingbird Trail, Stow. I'm speaking on behalf of the church. We have already put through a request for the addition to our church for City Council approval. That addition is about 18,500 sf.

A discussion ensued between Mr. Carter, Mr. Huffman, Commission and Mr. Kurtz regarding the property lines, retention pond, landscaping, parking and lot consolidation.

Mr. Brauer: Any other comments from the audience? Okay, I'd like to make a motion to approve P.C. 2018-021 with the stipulation that the lot be consolidated, the trailers removed prior to construction and 20 feet off the property line of the church, seconded by Mrs. Harrison. MOTION APPROVED 3-2.

NEXT MEETING: December 4, 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 adjourned at 7:07 p.m.

Chris Brauer
Planning Commission Chairman

Kristen Fencil
Secretary