

STOW PLANNING COMMISSION

Minutes of the Stow Planning Commission meeting held on Tuesday, January 15, 2019, at 6:00 p.m.

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

ALSO PRESENT: Rob Kurtz, Director of Planning

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 made a motion to approve the meeting minutes from December, 4th 2018, seconded by Mr. Ross. Motion passed 4 - 0.

BUSINESS ITEMS:

1) P.C. 2019-001 – Baumann’s Florist and Greenhouse; 3527 Darrow Road.

Chairman Brauer introduced Rob Kurtz to provide comments.

Mr. Kurtz: Thank you. Request by Emily Lipovan of Baumann’s Florist, applicant, for the Planning Commission’s approval of a Conditional Zoning Certificate to permit Baumann’s Florist to operate a retail florist business at 3527 Darrow Road. The property is zoned R-B Residential, and retail businesses are conditionally permitted in this district. The existing structure contains 2,600 square feet and was most recently occupied by an office use, Legacy Staffing. The applicant is not proposing any changes to the site. There are 12 parking spaces in the existing parking lot located behind the building. Access to the site is from an extra wide curb cut shared by 3537 Darrow Road.

Mr. Brauer: Gentleman are there any comments or questions?

Mr. Ross: Are there any proposals to oave any portion of this parking?

Mr. Kurtz: No, it’s not

Mr. Ross: So it is going from a business use to a retail use?

Mr. Kurtz: Yes, it was most recently an Office, and prior to that a Gift and Frame Shop in the 90’s.

Mr. Ross: So they will have paved Handicap parking?

Mr. Kurtz: If required

Mr. Brauer: Are there any more Questions?

Mr. Ross: Are there any van parking, I assume we are going to have delivery trucks coming and going.

Mrs. Lipovan: No that is not the case

Mr. Brauer: Could you please step forward and state your name and address, Rob can you swear her in.

Visitor was sworn in by Rob Kurtz.

Mrs. Lipovan: Yes, my name is Emily Lipovan, 3527 Darrow Road.

Mr. Brauer: So you are the owner?

Mrs. Lipovan: Of the Business yes. In regards to the operations of store, they are daily purchases not large scale purchases we manages the operations of the orders, so the only receivables beside the mailman is a cargo van.

Mr. Brauer: Will this location be in addition to your building you have Hudson Drive?

Mrs. Lipovan: No, the property has been sold. So maybe if I step back and give an overview of what is going on. Jack and Carol Baumann were the proprietors of the Florist Shop for over 41 years entered an agreement with me at the end of the fourth quarter of 2018 to purchase and take over part of their succession plan. I have work intimately with Jack Jr, Jack and Carol in maintaining the culture of Baumann's and that it why we chose to relocate within Stow and not look into Hudson or some of the markets where they had a significant presence. Jack and Carol made a decision earlier in year to sell the property to the Granite Company that is located on Remington, which they are looking to refurbish that into their showroom so they had a larger retail store for Granite, Marble kitchen countertops. Jack and Carol will be staying on with me for a period of time as executive consultants not only the relationship side of thing but in key components of the business.

Mr. Brauer: Ok that also clarifies too. We were thinking this was in addition to the building on Hudson.

Mr. Miller: The Greenhouse structure that is behind the previous building on Hudson Drive going to stay?

Mrs. Lipovan: I don't know, Also the name will marginally change Baumann's Florist and Greenhouse it is now just Baumann's Florist. The greenhouse business took a significant hit with the growth of Lowe's and Home Depot getting into that market, so they walked away from that market about 4 or 5 years ago and at time of purchase that was only being used as storage.

Mr. Brauer: Okay, any comments, questions or concerns? Alright Mr. Kurtz anything else in relation to this Business end?

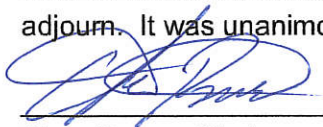
Mr. Kurtz: Nothing to add.

Mr. Brauer: Alright at this time I would like to make a motion to approve P.C. 2019 – 001 subject to the applicant obtaining an occupancy permit from the Building Department, seconded by Mr. Miller. MOTION APPROVED 4-0.

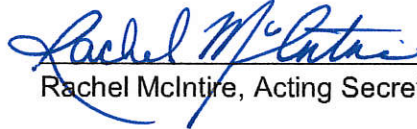
Mr. Brauer: Your proposal has passed by the Planning Commission. Your next meeting of Council will be January 24th, 2019. Alright Good Luck nice to see you stayed in City for us.

NEXT MEETING: January 22, 2019

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 6:08 p.m.



Chris Brauer, Chairman



Rachel McIntire, Acting Secretary