

## STOW PLANNING COMMISSION

Minutes of the Stow Planning Commission meeting held on Tuesday, January 22<sup>ND</sup>, 2019, at 6:00 p.m.

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

**ALSO PRESENT:** Rob Kurtz, Director of Planning

**PRESS REPRESENTATIVE:** Stow Sentry, Rachel McIntire

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Mr. Ross 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. Ross made a motion to approve the meeting minutes from January 15<sup>th</sup> 2019, seconded by Mr. Fiocca. Motion passed 3 - 0.

### BUSINESS ITEMS:

#### 1) P.C. 2019-002 – Green Oasis Lawncare – Site Plan Seasons Road

Mr. Ross introduced Rob Kurtz to provide comments.

Mr. Kurtz: Thank you; This is a request by Adam Froman, applicant, for the Planning Commission's approval of a site plan to permit the construction of a 1,200 square foot building in order to operate a lawn care service. The property is zoned I-2 Industrial and landscaping and lawn service businesses are permitted by right subject to site plan approval. The applicant is proposing to locate the building 60 feet from the Seasons Road right-of-way and 20 feet from the side property line. A fenced outdoor storage area for the business is proposed to be located behind (south) the building. The applicant has also shown on the site plan an area for an outside self-storage approximately 10,000 square feet in area. Self-storage facilities are conditionally permitted according to the conditions listed in C.O.S. Section 1163.04 (v). The applicant is requesting a variance from 1163.04(v)(1) which requires all items to be stored within a building.

There was a decision amongst the Commission regarding concern in a location similar not far from this location doing the same and they had to make the Self-Storage and indoor facility.

Visitor was sworn in by Rachel McIntire.

Mr. Froman: Yes, my name is Adam Froman 4284 Brookpoint Circle, Stow Ohio. First I want to start out by saying thank you. The City of Stow is my home and I would like to bring my company into the city and also bring the City some revenue as well as more Jobs for the Community. This is why I am asking for the Approval of Green Oasis Lawncare

and Self Outdoor Storage. We would like to display some of what we do in front of the building, and would like to have the fence near the front of the building blocked with some tree. That way people are unable to see what is in the lot. We like to keep things clean so we would not let it look like a Junk Yard. We do not wish to have the back paved we would prefer gravel.

Mr. Ross: I would like to split the Green Oasis Lawncare and the Self Outdoor Storage into two different votes, would that be ok?

Mr. Froman: Yes

Mr. Ross: Ok for Green Oasis Lawncare and the Storage of Green Oasis as Part A, and the Outdoor Self-Storage as Part B.

Mr. Ross: Voting on Part A

Mr. Fiocca: Yes

Mr. Miller: Yes

Mr. Ross: Yes

Mr. Ross: Alright at this time I would like to make a motion to approve P.C. 2019 – 002 Part A subject to the, Planning Commission recommended approval of the site plan including the proposed building and the accessory outdoor storage area for the landscape business located directly south of the City Arborist approval of landscape plans, the Building and Engineering Department of construction and storm water management plans, and the consolidation of the two parcels. seconded by Mr. Miller. MOTION APPROVED 3-0.

Planning Commission made a second motion to approve the outside self-storage area southwest of the proposed building. This motion was defeated (1 for & 2 against). Reasons stated for denial was a lack of justification for the two variances required: 1163.04(v)(1) which requires all items to be stored within a building; and 1163.04(v)(3)(A) which limits the self-storage area to no more than 50% of all the buildings on the property.

Mr. Ross: STUDY ITEM: P.C 2019-004

Mr. Kurtz: Request by Mr. Anthony Slabaugh, property owner, for the Planning Commission's preliminary consideration of the rezoning of a 1.2-acre parcel from R-B Residential to C-6 Office. The existing business is located at 4724 Darrow Road, and the applicant is proposing to combine this lot with the adjacent lot to the north.

The property is located on the southwest corner of Darrow Road and Hibbard Drive. It is zoned RB Residential Business and is also located in the Darrow Road Overlay District 2 (DRO2). The property to the south is zoned C-6 Office and is occupied by a flex/office building.

The property to the west is zoned R-3 Residential and RB Residential Business is occupied by a two family dwelling. The properties across Darrow Road to the east are zoned R-2 and are occupied by a condominium development and single family dwellings. The property to the north across Hibbard is zoned R-3 Residential and contains a daycare center.

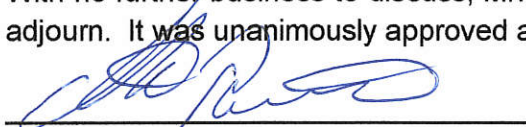
Visitor Sworn in by Rachel McIntire

Mr. Slabaugh: Yes, my name is Anthony Slabaugh 2047 Arndale Road Stow Ohio

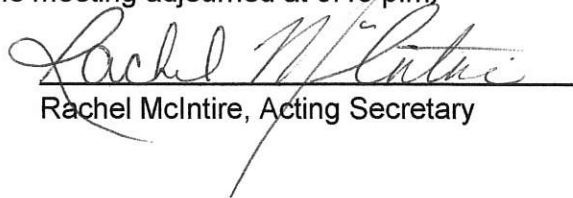
Planning Commission generally supported the proposed rezoning to C-6

**NEXT MEETING: February 12th, 2019**

With no further business to discuss, Mr. Ross moved and Mr. Miller seconded the motion to adjourn. It was unanimously approved and the meeting adjourned at 6:45 p.m.



Chris Brauer, Chairman



Rachel McIntire, Acting Secretary

**\*\* There was a recording Error\*\***