

STOW PLANNING COMMISSION

Minutes of the Stow Planning Commission meeting held on Tuesday, February 26th, 2019, at 6:00 p.m.

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

ALSO PRESENT: Rob Kurtz, Director of Planning

PRESS REPRESENTATIVE:

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 February 12th 2019, seconded by Mr. Miller. Motion passed 3 - 0.

BUSINESS ITEMS:

P.C. 2019-005 – NICHOLAS CARDINAL: CONDITIONAL ZONING CERTIFICATE FOR TWO FAMILY DWELLING; 1473 HIBBARD DRIVE

Mr. Brauer introduced Rob Kurtz to provide comments.

Mr. Kurtz: Thank you; Request by Mr. Nicholas Cardinal, applicant and Mr. Jim Vizmeg, property owner, for the Planning Commission's approval of a conditional zoning certificate and site plan to permit the construction of a two-family dwelling 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.

A similar request was reviewed and approved at the April 24, 2018 Planning Commission meeting and subsequently denied by City Council. The applicant has modified the proposed building elevation previously submitted by adding masonry to the front elevation, adding window lights adjacent to the front doors, and revising the windows.

The existing lot is approximately 20,000 square feet in area, and there is a vacant single family dwelling on the property constructed in approximately 1950. 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 1,200 square feet in area.

The proposed dwelling complies with the supplemental requirements and locational criteria per 1163.04 (a)1(A) and Schedule 1163.03. The property is located within 300 feet of two 2-family dwellings; and exceeds the minimum lot size of 18,000 sq. ft. and the minimum lot width of 120 feet (190 feet of frontage on Hibbard Drive).

Mr. Brauer: Thank you, Gentleman.

Mr. Miller: Just out of Curiosity, were there any plans submitted for a deck?

Mr. Kurtz: No, not at this time

Mr. Brauer: Let's ask the Applicant to come up, are both of you coming up to speak or just one of you? Mr. Cardinal stated he would be speaking on behalf of both of them.

Mr. Cardinal: Yes, my name is Nicholas Cardinal my business is 156 N Main St. Hudson Ohio Suite 4. So I believe what Mr. Kurtz outlined is correct, my client purchased this property with the existing home on it that needed to be raised, he knew that when he bought it. He did his own research on Zoning codes, and Planning Commission Codes with the anticipation on building a 2 family home on the property. There are other 2 family lots in the area, the lot itself is more than big enough with the proper frontage. Therefore, he brought this through last year, it passed here but failed in Council as it needed some updates to the site and to the plan to make it high-end. He would like this to be more of a high-end lease 2 family, with an upper tier. We hope that it dose pass and we can more to the next phase.

Mr. Fiocca: Is there any land scape plans?

Mr. Cardinal: Other than the Normal, my client is a landscaper by trade so if you are worried about the landscaping it will probably have the best landscape on the street.

Mr. Brauer moved and Mr. Miller seconded to approve PC 2019-005 subject to the Building and Engineering Department approval of construction plans.

Yea: Mr. Brauer, Mr. Miller, Mr. Fiocca

Nay: None. The Motion passed 3-0

Mr. Brauer: Your proposal to Planning Commission has Passed, you next meeting is March 12th 2019 for Council.

OTHER – Seasons Rd

Mr. Kurtz: I would like to introduce an item that I expect to come before you in the near future. A portion of the Fogg industrial park (Seasons Rd/ SR 8) is still zoned C-5 and Fogg has indicated they will request a rezoning to I-1. It should be noted that the land use policy in the Comprehensive plan allowed industrial use and also suggested a text amendment that would permit retail services as a conditional use in an I-1 district.

NEXT MEETING: March 12th, 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 6:15 p.m.



Chris Brauer, Chairman



Rachel McIntire, Acting Secretary