

STOW PLANNING COMMISSION

Minutes of the Stow Planning Commission meeting held on Tuesday, March 12th, 2019, at 6:00 p.m.

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

ALSO PRESENT: Rob Kurtz, Director of Planning. Rachel McIntire, Acting Secretary for 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. Ross made a motion to approve the meeting minutes from February 26th 2019, seconded by Mr. Miller. Motion passed 5 - 0.

BUSINESS ITEMS:

P.C. 2019-006 – GVI, LLC: SITE PLAN FOR AN INDUSTRIAL BUILDING ADDITION; 752 McCauley Road

Mr. Brauer introduced Rob Kurtz to provide comments.

Mr. Kurtz: Request by Mr. George Vizmeg, applicant and property owner, for the Planning Commission's approval of a site plan to permit the construction of an industrial building addition at 752 McCauley Road. The property is zoned I-2 Industrial and industrial uses are permitted by right in this district. There are two parcels totaling 1.8 acres which will be consolidated as part of this project.

The existing building is 5,353 square feet in area and the applicant is proposing an addition of 10,848 square feet. The addition will be added to the west side of the existing structure. The exterior of the proposed addition will be comprised of split face block, brick, smooth architectural block and EIFS.

The applicant is proposing to add an additional curb cut onto McCauley Road and add a 19-space parking lot.

The applicant is requesting a variance from C.O.S. 1147.04 to locate a circulation drive 5 feet from the west property line (10 feet minimum required).

Mr. Brauer: Thank you, Gentleman.

Mr. Miller: Is this addition going to be warehouse or office space?

Mr. Brauer: Let's ask the Applicant to come up, are both of you coming up to speak or just one of you?

Mr. Vizmeg: My name is George Vizmeg my business is 778 McCauley Rd, Stow, Ohio.

Mr. Lauria: My name is Domenic Lauria 778 McCauley Rd, Stow, Ohio.

Mr. Miller: The west side of the building is going to be the warehouse doors are going to be, is the parking lot area going to be asphalt or concrete were the trucks will be sitting?

Mr. Vizmeg: Concrete

Mr. Sprungle: It says asphalt.

Mr. Vizmeg: That may be the architect design, but we are going with concrete.

Mr. Miller: That is all the questions I have.

Mr. Ross moved and Mr. Miller seconded to approve PC 2019-006 subject to the applicant consolidating the lots; Building & Engineering Department approval of the construction plans; Fire Department approval of plans including widening the circulation drive around the building to a minimum of 20 feet in width; City Arborist approval of landscape plans; and Council granting a variance from 1147.04. Planning Commission determined the variance was justified considering there would be minimal impact on adjacent property.

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

Nay: None. The Motion passed 5-0

Mr. Brauer: Your proposal to Planning Commission has Passed, you next meeting is March 28th 2019 for Council.


OTHER – SEASONS ROAD / SR 8 ZONING DISCUSSION

Mr. Kurtz: Presented potential text amendments to create a Seasons Road Overlay District that would allow limited retail services on the Seasons Road west side of S.R. 8.

Mr. Kurtz also noted the Planning Commission has previously discussed the potential rezoning of a lot located at Seasons Road and Scarlet Lane from C-5 Highway Services to I-1 Limited Industrial. Planning Commission was generally supportive of the Seasons Road Overlay District and requested that staff proceed.

NEXT MEETING: March 26th, 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 6:27 p.m.


Chris Brauer, Chairman


Rachel McIntire, Acting Secretary