

STOW PLANNING COMMISSION

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

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

ALSO PRESENT: Rob Kurtz, Director of Planning. Mr. Gibbons, 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. Sprungle made a motion to approve the meeting minutes from March 12 2019, seconded by Mr. Fiocca. Motion passed 3 - 0.

BUSINESS ITEMS:

P.C. 2019-007 STOW BUSINESS PARK BUILDING “E” CURTIS LAYER DESIGN GROUP: SITE PLAN FOR AN INDUSTRIAL BUILDING; ALLEN ROAD

Mr. Brauer introduced Rob Kurtz to provide comments.

Mr. Kurtz: Request by Robert Ready of Curtis Layer Design Group, Inc., applicant, for the Planning Commission’s approval of a site plan to permit the construction of an industrial building on a 21.8-acre property located on the east side of Allen Road between Alpha Parkway and McCauley Road. The property is zoned I-2 Industrial and industrial uses are permitted by right in this district.

The applicant is proposing to construct a 101,945 square foot warehouse/office building on the northern portion of the 21.8-acre lot. The exterior of the building will be finished in concrete that is primarily white in color with accent panels in various colors that are scored vertically and horizontally.

The development will have accessed from two curb cuts on Allen Road. The applicant is proposing to construct a parking lot with 140 spaces and land bank an additional 33 parking spaces adjacent to Allen Road.

The applicant is requesting a variance from C.O.S. 1155.04 to locate a portion of the north circulation drive in the required wetland buffer area.

Mr. Brauer: Thank you, Gentleman.

Mr. Sprungle: I thought there was a trade-off if you take wetlands out of one location they have to be replaced somewhere else.

Mr. Kurtz: Yes, that does occur in this case here they are not affecting the wetlands, they are encroaching into the wetland buffer.

Mr. Sprungle: What about the property to the North. Are they encroaching into the buffer?

Mr. Kurtz: This was first studied in the early 2000's I don't think the wetlands showed up in the early 2000's. It is only the current Study that the wetland has shown. It does look like they are approaching from the looks of it.

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

Mr. Michalski: My name is Jim Michalski – Project Manager my address is 38285 Dodds Hill Dr. Willoughby Hills, OH 44094

Mr. Kane: My name is David Kane – Project Engineer my work address is 38052 Euclid Ave. Willoughby, OH 44094 Suite 200.

Mr. Kane: First the wetland study was originally done back in 2005, at that time wetlands that we are calling wetlands A, B, and C were not found at that time. So these were recent apparent wetland, a new study was done at the beginning of this year and that is when the wetlands were found. We are looking to add North drive to allow full access around the building for Fire and Safety issues and also a portion of it is required for pavement and the other is for grading so we can grade it back in to the 3 to 1 slope back in to the wetlands.

Mr. Sprungle: If it is higher than your building, are you worried about it draining into your

Mr. Kane: The portion of the site it drains East and West and slightly North. There will be some that will run onto our pavement site but that will be the area that we are sloping back in to the wetland buffer. We do have on the North drive a storm sewer line catch basin that will catch any run on.

Mr. Sprungle: Do we know if there is a drain that runs under Allen Road?

Mr. Kane: Yes, there is.

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

Mr. Brauer moved and Mr. Sprungle seconded to approve PC 2019-007 subject to Building & Engineering approval of construction and storm water management plans; The applicant raising the elevations of the entrance drives to meet the required ISD (Intersection Site Distance); Fire Department approval of plans; City Arborist approval of landscape plans; Council granting the variance from the wetland setback buffer. Justification to consider – there is a total of 4.6 acres of wetland and/or buffer or 21.01% of the site entire site. The proposed variance reduces this amount minimally to 20.28%.

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

Nay: None. The Motion passed 3-0

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

P.C. 2019-008 STOW MUFFLER SHOP: BUILDING ADDITION & VARIANCE; 3265 KENT ROAD

Mr. Kurtz: Request by Mr. Fred Molai, owner of the Stow Muffler Shop, for the Planning Commission's approval of a site plan with a variance to permit the construction of a building addition to the existing Stow Muffler Shop located at 3265 Kent Road.

A lot split was recently approved by the Planning Commission (P.C. 2018-007) and City Council (Res. 2018-68) in 2018 to allow the applicant to create a separate lot for his business.

The applicant is proposing to construct a garage addition to the north side of the existing structure. It will be located 2 feet from the new north property line. The structure will be approximately 1,000 square feet in area and the exterior will be sided with metal panels. This structure will be located where there currently is an outdoor storage area that is surrounded by fencing. This will be removed as part of this project. Landscaping is proposed to be located in the front of the existing building adjacent to Kent Road. The applicant is requesting a variance from C.O.S. Section 1145.06 to locate the structure 2 feet from the north property line (20 feet minimum required)

Mr. Brauer: Rob, Mr. Molai owns this property now correct. If down the road we have talked about this before with the curb cut, if he decided to remove to have that curb cut could it be done?

Mr. Kurtz: I do not believe he has any desire to remove that curb cut.

Mr. Sprungle: If he sold the business?

Mr. Kurtz: There was a cross access between the properties.

Mr. Sprungle: We have heard a lot of arguments about how difficult it was to access the property if trucks were there.

Mr. Kurtz: There were concerns that if we removed that curb cut it would make it more difficult for trucks to make that turn.

Mr. Molai: My name is Fred Molai my address is 3265 Kent Rd. Stow, OH 44224. I would just like let you guys know that to do would improve the building. The building that will be added will match the existing building. I would like to get it started and finished in about 5 to 6 weeks after Approval.

Mr. Brauer: Is there anything thing for signage, nothing in the proposal?

Mr. Kurtz: Not at this time.

Mr. Brauer: What is currently there seems adequate.

Mr. Sprungle moved and Mr. Fiocca seconded to approve PC 2019-008 subject to Building & Engineering approval of construction and storm water management plans; Fire Department approval of plans; Council granting a variance from 1145.06 to locate the structure 2 feet from the north property line (20 feet minimum required).

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

Nay: None. The Motion passed 3-0

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

P.C. 2019-009 FOGG BUILDING METHODS: REZONING FROM C-5 HIGHWAY SERVICES TO I-1 LIMITED INDUSTRIAL; SEASONS ROAD

Mr. Brauer introduced Rob Kurtz to provide comments.

Mr. Kurtz: Request by Mr. Mike Novachek of Ray Fogg Building Methods, Inc., applicant, and Mr. Joseph Weber of BH Ohio Leasing, LLC, property owner, for the Planning Commission's approval of rezoning of 6 acres of Lot #4 in the Seasons Business Park from C-5 Highway Services to I-1 Limited Industrial. The applicant is desirous of continuing the development of the Seasons Business Park and is planning to construct an industrial building that would require the use the entire lot.

Mr. Sprungle: We are kind of already familiar with this so I have no questions.

Mr. Novachek: My name is Mike Novachek, my address is 981 Keynote Cir. Cleveland, OH 44131. It is pretty self-explanatory, just want to continue with same theme of the building park. We have to of the buildings leased and 1/2 of the 3rd building leased.

Mr. Brauer: Any idea of what will go in there?

Mr. Novachek: No this will be similar to the other 3 buildings. We have a lot of different types of users. It is pretty flexible.

Mr. Sprungle: We appreciate that this was a study item first, gave us a chance to look at it.

Mr. Brauer moved Mr. Fiocca seconded PC 2019-009 subject to Planning Commission recommended approval considering that it is consistent with the Comprehensive Plan and will allow for the continued development of the Seasons Business Park.

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

Nay: None. The Motion passed 3-0

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

P.C. 2019-10 FOGG BUILDING METHODS: SEASONS BUSINESS 4 - SITE PLAN FOR INDUSTRIAL BUILDING; SEASONS ROAD & SCARLET LANE

Mr. Brauer introduced Rob Kurtz to provide comments.

Mr. Kurtz: Request by Mr. Mike Novachek of Ray Fogg Building Methods, Inc., applicant, and Mr. Joseph Weber of BH Ohio Leasing, LLC, property owner, for the Planning Commission's approval of site plan for an industrial building in the Seasons Business Park located on Seasons Road east of SR 8. The applicant is proposing to construct a fourth industrial building that could be utilized for office, manufacturing or warehouse uses. It will be located on Lot 4 of the Seasons Business Park development on the southwest corner of Seasons Road and Scarlet Lane adjacent to the SR 8 off-ramp. Lot #4 is approximately 17 acres in area and is currently zoned I-1 Limited Industrial and C-5 Highway Services. The proposed building will be 213,687 square feet in area and will feature 32-foot-high ceilings and multiple loading docks on the west side. Similar to the previous three buildings, the exterior of the building will be finished in concrete with alternating colors and horizontal and vertical accents. The northeast and northwest corners will feature a significant glass area and a horizontal beam clad in aluminum. Windows will also be installed on the upper portion of the exterior walls on each side of the building. The proposed building will be accessed from three curb cuts onto Scarlett Lane. A total of 140 parking spaces are proposed to be located on the east side of the building. A detention basin is proposed to be located west of the proposed building. The applicant is requesting a variance from C.O.S. 1181 to provide 140 parking spaces (267 spaces required).

Mr. Brauer: 140 parking spaces verses 267 is that, they are not all going to be office parking spaces.

Mr. Kurtz: We recognize that in a building this size, our parking requirements are excessive.

Mr. Novachek: If we have a large office user we could easily convert some of the truck turnaround area for parking and eliminate some dock doors.

Mr. Sprungle: Have you given any thought to turning the building around? People from Route 8 will see the trucks at the dock more than what is in the building.

Mr. Novachek: Typically, you do not see the trucks from Scarlet Lane.

Mr. Brauer moved Mr. Fiocca seconded PC 2019-010 subject to Planning Commission and Council approval of the rezoning to I-1 Light Industrial; Building & Engineering approval of construction and storm water management plans; Fire Department approval of plans including the installation of private fire hydrants and that the Fire Sprinkler System FDC be located within 50 feet of an existing or new hydrant; City Arborist approval of landscape plans; Approval of the variance from the required number of parking spaces (140 provided – 267 minimum required).

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

Nay: None. The Motion passed 3-0

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

P.C. 2019-011 TEXT AMENDMENTS: NEW CHAPTER 1158 SEASONS ROAD OVERLAY DISTRICT & REVISIONS TO DEFINITIONS SECTION 1133.01 (b)

Mr. Brauer introduced Rob Kurtz to provide comments.

Mr. Kurtz: Request by staff for the Planning Commission's approval of text amendments to create the Seasons Road Overlay District that would allow limited retail services on the frontage of Seasons Road west of the SR 8 interchange. The property is currently zoned I-1 Limited Industrial. With the proposed overlay district, the underlying I-1 zoning district regulations remain in place. The Seasons Road Overlay district allows limited retail uses that could support both existing and future industrial and office use in the Seasons Road Road/SR 8 interchange area. This is consistent with the land use policy which suggested support highway service retail uses such as gas stations/convenience stores should be considered on Seasons Road west side of SR 8. The Overlay District allows these additional limited retail uses while also adding additional building appearance and landscaping requirements. The District is proposed to be located along the frontage of Seasons Road between the SR 8 interchange and Stow's western corporation limits. The proposed amendments also include amending the definitions of "gasoline station" and "vehicular service station" in Chapter 1133 in order to update them to reflect current standards and uses.

Mr. Brauer: With having these services it would benefit the people working in this area.

Mr. Kurtz: Yes, retail services would benefit the new office and industrial buildings going in.

Mr. Brauer moved Mr. Sprungle seconded PC 2019-011 subject to Planning Commission recommended approval considering that it is consistent with the Comprehensive Plan and may facilitate additional office and light industrial development at the Seasons Road/SR 8 interchange.

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

Nay: None. The Motion passed 3-0

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

NEXT MEETING: April 23rd, 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 6:50 p.m.

Chris Brauer, Chairman

Rachel McIntire, Acting Secretary