

Mr. Rosencrans explained that the Walden Company is proposing to create three parcels from an existing 41-acre parcel: 32.9 acres, 4.9 acres and 3.9 acres. Essentially, they are splitting off the developed portion, which includes the University Hospitals Walden Health Center, from the rest of the undeveloped property.

Mrs. Januska stated that staff reviewed the minor subdivision and it meets all of the code requirements and conforms to the overall development plan. She then recommended the approval of the minor subdivision.

Mrs. Grandillo asked for questions or comments and there were none.

MOTION: To approve the minor subdivision for the Walden Company Ltd.

Mr. Kennedy moved; Mr. French seconded, and the motion carried, 5-0, on a roll call vote.

Yeas: Mr. Kennedy, Mr. French, Mrs. Duguay, Mrs. Gilmore, Mrs. Grandillo

Nays: None

Palmer's Woods Ltd., 436 Cochran Road – Minor Subdivision / Lot Split (1601003)

The applicant's representative, Brian Grassa, 212 Baptist Circle, Sagamore Hills, Ohio, was present to answer questions. The applicant is seeking approval of a minor subdivision for the property located at 436 Cochran Road, which is located in an R-3 residential zoning district.

Mr. Grassa explained that he is representing an investment group which has optioned to purchase the 58-acre parcel. They are proposing to create five single-family residential lots: 4.5 acres, 5.0 acres, 5.5 acres, 9.3 acres, and 33.6 acres. Mr. Grassa stated that three lots would share a driveway off of South Sussex Court, one lot would have a driveway off of Bissell and the last lot would have a driveway off of Cochran. He then spoke about the staff report which stated that a frontage variance is required for the Bissell lot and he asked about the process for obtaining the variance.

Mrs. Januska stated that the minor subdivision was reviewed and it meets all of the code requirements except for the proposed 9.3-acre parcel off of Bissell Road. This parcel requires a minimum frontage of 115 feet and they are proposing 113.19 feet; therefore, the applicant must apply to the Board of Zoning Appeals (BZA) and request a variance. It was noted that the applicant would need to appear before BZA on March 9th. She considered the variance to be minor and said that the members can either accept this for study tonight or approve the minor subdivision subject to BZA granting the variance.

Mr. Kennedy wanted to know what would happen if the members approve it tonight and then BZA does not grant the variance. Mrs. Januska said that the minor subdivision approval would then be voided.

Mrs. Gilmore asked about the distance the actual house would be from Bissell Road. Mr. Grassa said the lot is very deep and the house would sit back about 1,470 feet.

Mrs. Duguay wanted information about the type of housing that would be built on these lots. Mr. Grassa pointed out that the applicant is merely subdividing the property and not actually building the homes. He said that the lots would be marketed and sold individually.

Mr. French asked whether or not a developer could purchase the 33-acre parcel and then build multiple homes on the property. Mrs. Januska said that although the R-3 zoning would permit smaller lots, she thought it would be difficult to do because of all the existing wetlands. Mr. Grassa agreed and said that the wetlands are quite extensive and home sites would have to comply with all of the city wetland setback requirements.

Mrs. Grandillo asked for further comments and there were none. She then suggested that the members approve the application subject to BZA approval and the members all agreed.

MOTION: To approve the minor subdivision for Palmers Woods Ltd. subject to the condition that BZA grants the variance for the frontage

Mrs. Gilmore moved; Mr. Kennedy seconded, and the motion carried, 5-0, on a roll call vote.
Yeas: Mrs. Gilmore, Mr. Kennedy, Mr. French, Mrs. Duguay, Mrs. Grandillo
Nays: None

MISCELLANEOUS:

There were none.

ADJOURNMENT:

Mr. Kennedy moved to adjourn at 6:47 p.m.; Mr. French seconded, and the motion carried, 5-0, on a roll call vote.
Yeas: Mr. Kennedy, Mr. French, Mrs. Duguay, Mrs. Gilmore, Mrs. Grandillo
Nays: None

Kathi Grandillo, Chairman

Corinne Craine, Clerk