



The property owner, Hunter Banbury, 329 Glengarry Drive, Aurora, Ohio, was present to discuss the application. He is seeking approval of a minor subdivision for the vacant property located on Trails End, which is in an R-2 residential zoning district.

Mr. Banbury is proposing to split an existing 6.1-acre parcel into two parcels: 3.01 acres and 3.09 acres. He pointed out that a 125-foot frontage variance was required for each proposed parcel and the Board of Zoning Appeals granted the variances at the February 10th meeting.

Mrs. Januska provided an update. She said that staff reviewed the proposed lot split and now that the frontage variance was granted, it complies with all the code requirements for an R-2 zoning district and the application can be approved.

Mr. French noted that the 6.1-acre parcel was originally part of the old Aurora Golf Course and he wanted some background history of the property. Mr. Banbury explained that this parcel was split off from the former golf course in 2012 before it became part of the city. At that time, he and a business associate were going to split the land and build a home on each parcel. For various reasons, their plans changed and now they want to sell the property. They already have potential buyers for each lot.

Mr. French wanted to know where these potential buyers would build their houses. Mr. Banbury thought that the most practical place would be in the rear of each parcel where there is a scenic view and enough land to comply with the city setback requirements.

Mrs. Gilmore was concerned that the lot split would have a negative impact to the trails in the park. Mrs. Januska pointed out that a small section of existing trail is currently on Mr. Banbury's property and that portion will be removed and a new section will be installed on city land. The rest of the existing trail is on city property.

Mrs. Grandillo asked the members for further comments and there were none. She then opened the floor for public comments.

John Erste, who lives adjacent to this property at 328 Trails End, was opposed to the proposed lot split. He said that any new houses would be built directly behind his property and it would dramatically change the landscape of the area.

Theresa Erste, 328 Trails End, was concerned about increased runoff from the new houses and the negative environmental impacts to the park land.

Dana Banc, 360 Trails End, was opposed to the lot split because it would change the landscape of the area and the park. She preferred to see the parcel remain as one residential lot with only one house being built.

Brandon Cole, Cleveland Heights, Ohio, intends to purchase one of the parcels and build a new home. He wants to keep as many trees as possible in order to preserve the natural beauty of the land.

Mrs. Gilmore asked about the size of the new house. Mr. Banbury expected that the size would

be between 2,500 to 4,000 square feet.

Mrs. Grandillo wanted more information about the building requirements for a new house. Mrs. Januska explained that the building application for a new house requires a site plan which is reviewed by the City Engineer to make sure that it meets all of the code requirements for storm water runoff. Also, the site plan would be reviewed to make sure that it complies with all of the zoning requirements. She noted that this R-2 zoned property must comply with the 100-foot front yard setbacks, the 50-foot side setbacks and the 50-foot rear setbacks. Mrs. Januska pointed out that each parcel would also be required to tie-in with the city sewer and water lines at the property owner's expense.

Mr. French had questions regarding the zoning requirements for accessory buildings. Mrs. Januska said that a 3-acre parcel can have a house with two accessory structures which total a maximum of 2,000 square feet and a 6-acre parcel can have a house with two accessory structures which total 3,000 square feet. She said that there could potentially be six structures in total for the two parcels compared to a total of three structures for one parcel.

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

**MOTION: To approve the minor subdivision for Aurora Recreation LLC**

Mr. Kennedy moved; Mrs. Duguay seconded, and the motion carried, 3-2, on a roll call vote.

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

Nays: Mr. French, Mrs. Gilmore

JND Properties LLC (Starbucks), 157 W. Garfield Road – Final Site Plan (1512046)

The applicant, Neil Weinberger of JND Properties LLC, 3333 Richmond Road, Beachwood, Ohio, was present to answer questions. JND Properties is seeking final site plan approval for a Starbucks restaurant to be located at 157 W. Garfield Road. The property is zoned C-1 and was granted a conditional zoning certificate for a drive-thru operation in August 2015.

Mr. Weinberger provided an overview. Starbucks is proposing to relocate their Aurora business to a new 1,770 square foot free-standing building at the southwest corner of Routes 43 and 82. The site has parking for 17 vehicles in the front and a drive-thru lane to the rear of the building. He is requesting approval tonight so the project can move forward.

Mrs. Grandillo wanted an update on the off-site employee parking. Mr. Weinberger stated that there will be a lease agreement between Walgreens and Starbucks for four parking spaces and signs will be installed which identify the spaces as Starbucks parking.

Mrs. Gilmore had safety concerns about employees crossing the street. Mrs. Januska stated that the intersection currently has lighting, crosswalks, and pedestrian signal heads so pedestrians can cross the street safely. She pointed out that sidewalks will also be installed.

Mr. French commented that there was no painted crosswalk between the Starbucks site and Walgreens and he suggested that the city add one for the Starbucks employees. Mr. Czekaj said

that pedestrian crosswalks for State Route 43 are controlled by ODOT and he would have to investigate whether or not that could be done.

Mrs. Grandillo suggested that the final site plan be approved with the conditions listed in the staff report and the members all agreed.

**MOTION: To approve the final site plan for JND Properties LLC at 157 W. Garfield Road with the following conditions being met prior to the pre-construction meeting: 1) final engineering approval of the improvement plans, 2) submission and approval of the Maintenance of Traffic (MOT) plan for construction, and 3) submission and approval of all storm sewer and related elements**

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

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

Nays: None

Aurora School of Music, 211 S. Chillicothe Road – Revised Landscaping Plan (1402002)

The property owner, Vera Holczer, 117 Eldridge Road, Aurora, Ohio, was present for the discussion. The applicant is seeking approval of a revised landscaping plan for the property located at 211 S. Chillicothe Road, which is located in a C-1 commercial zoning district. The original landscaping plan was approved in April 2014 as part of the final site plan for the school's building addition.

Ms. Holczer stated that after reviewing the original landscaping plan again, she decided to make some changes. She submitted a revised plan which shows that the fencing along the southern property line has been removed and replaced with trees. The intention is to have landscaping that would enhance this Town Center property and she thought that the trees would be more aesthetically pleasing than a fence.

Mrs. Gilmore wanted to know whether the adjacent homeowner at 229 S. Chillicothe was aware of the proposed revisions. Ms. Holczer said that she spoke with the homeowner, Mike Bungo, and he was happy with the changes.

Mr. Kennedy asked whether they plan to remove some unhealthy trees as suggested by the City Arborist. Ms. Holczer said that her landscaper would take care of any tree removal when the new landscaping is installed.

Mrs. Grandillo asked for further comments and there were none.

**MOTION: To approve the revised landscaping plan for the property at 211 S. Chillicothe Road**

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

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

Nays: None

**MISCELLANEOUS:**

There were none.

**ADJOURNMENT:**

Mr. French moved to adjourn at 7:09 p.m.; Mrs. Duguay seconded, and the motion carried, 5-0, on a roll call vote.

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

Nays: None

---

Kathi Grandillo, Chairman

---

Corinne Craine, Clerk