



Tire Max, Aurora Commons Circle & West Maple Lane – Preliminary Site Plan (retail automotive service center (1604005))

The project architect, Bob Zarzycki of Zarzycki-Malik Architects, 7500 Pearl Road, Middleburg Heights, Ohio, was present. Also, the applicant's representatives, Don Lydon, 22730 Fairview Center Drive, Fairview Park, Ohio, and Mark Vanaman, 3550 Sandy Lake, Ravenna, Ohio, were present to discuss both applications. The applicant is proposing to operate a retail tire and automotive service center on property located north of the Brown Keidel Service Center and east of the Aurora Commons shopping center in a C-3 Planned Community Shopping Center district. The applicant is seeking both a conditional zoning certificate (CZC) for a comparable use and a preliminary site plan approval.

Mr. Zarzycki provided an overview of the project. The proposed 7,000 square foot facility will include a 1,500 square foot showroom for retail sales purposes and eight service bays for tire installation and related light duty auto repair. The 1.28-acre site will be located on an extension of West Maple Lane which will connect to Aurora Commons Circle just south of the PNC office building. He said that the materials and architecture of the building will be in the Western Reserve style and very compatible with the surrounding Aurora Commons buildings.

Mr. Lydon added that the family, who will own and operate Tire Max, is a long-time business owner in northeast Ohio. Their intent is to operate a very upscale, high-end tire store which will be very service-oriented. The work performed will be limited to sales and installation of tires and light-duty auto service.

Mrs. Grandillo noted that the members did not have the revised site plan as part of the submittal. Mr. Zarzycki explained that the revised site plan was recently created after further discussions about the road extension with the adjacent property owners, Aurora Partners III. He said that the intent was to reduce the impact of the building and parking on the site and maintain as much green space as possible. Mr. Zarzycki pointed out that the building was moved back in order to allow for a landscaping buffer along the new road. He said that they have maintained all the 50-foot setbacks except for the rear, which will require a minor setback variance of ten feet.

Mrs. Grandillo wanted to know who would be installing the Maple Lane extension. Mr. Lydon said that they have an agreement with Aurora Partners III whereby whoever needs the road first would be responsible for the installation and the costs would be shared by both parties. He said it would be a private road and both parties would share in the maintenance.

Mr. Kennedy asked about the number of employees. Mr. Lydon said that there would be 6-10 employees.

Mrs. Gilmore wanted to know whether there would be a sign on Route 82. Mr. Lydon said that they may coordinate with Aurora Partners III in the future for some type of monument sign, but there are no plans right now.

Mr. French had questions about what types of products and services the business would offer. Mr. Vanaman stated that besides tires, the business would handle light-duty auto repairs

including alignments, shocks, brakes, mufflers, batteries and other simple repairs that can be completed in one day.

Mrs. Duguay asked whether Tire Max was a franchise operation. Mr. Lydon stated that the Vanaman family will own and operate this business and they plan on opening four to six new stores in northeast Ohio.

Jack Burge, Director of Economic Development, spoke in favor of the proposed automotive parts and service center.

George Mazzaro, 186 Eldridge Road, wanted to know who would be responsible for the West Maple Lane extension. Mrs. Januska stated that the West Maple Lane extension will be a private road installed by the developer. The extension is part of the final site plan for the Aurora Commons East project which was submitted by Aurora Partners III.

Bob Galaska, 51 Townline Road, asked about the hours of operation. Mr. Zarzycki stated that the business would operate 8 a.m. to 6 p.m., Monday through Friday, and 8 a.m. to 2 p.m. on Saturdays.

Also, Mr. Galaska asked whether or not the Commissioners consider noise as one of the factors to be reviewed. Mrs. Januska stated that noise was a factor to be considered and the business would have to comply with the city's noise ordinances.

Harold Hatridge, Councilman, Ward Six, wanted more information about the storage and disposal of auto parts and tires. Mr. Lydon stated that the facility is not designed to house a large inventory of tires and parts. Instead, new tires and parts will be delivered daily from an off-site warehouse and the old materials will be removed daily and sent to recycling centers.

Mr. Kennedy pointed out that there are two site plans and he wanted to know which one would be accepted for study tonight. Mrs. Januska said that the revised preliminary site plan should be accepted for study and the applicant will need to submit those plans to staff for review.

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

**MOTION: To accept the conditional zoning application for study**

Mr. French moved; 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

**MOTION: To accept the revised preliminary site plan for study**

Mr. French moved; 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

City of Aurora (Parks & Rec), 325 Townline Road – Conditional Zoning Certificate / Public Outdoor Recreation (1604006)

The Director of Parks and Recreation, Jim Kraus, was present to discuss the application. The property, known as the Hartman Maple Woods Preserve, consists of 127 acres located at 325 Townline Road in an R-1 residential zoning district. The city is proposing to use the property for public outdoor recreation facilities and, therefore, a conditional zoning certificate (CZC) is required.

Mr. Kraus provided an overview of the project. The proposed athletic complex would consist of five athletic multi-purpose fields for soccer, football and lacrosse, four baseball fields, a cross country course, a tree arboretum and museum, and a maple sugar production area which would be open to the public for tours. Additional supportive facilities to be included would be a concession stand, restrooms, picnic pavilions, parking, playground, and hiking trails. Mr. Kraus pointed out that the conditional zoning request is the first step in this process. If the conditional zoning is approved, then engineered site plans will be submitted to the Planning Commission for review.

Mr. French thought it was a good project. He commented that the existing soccer fields get over used, worn out, and too dangerous for play. It was a good idea to have additional fields and the ability to rotate their use.

Mrs. Duguay was in favor of the project. She especially liked how the complex would be large enough to host tournaments which would generate some revenue for maintenance.

Mr. Kennedy complimented the Ad Hoc Recreation Committee for all their work on this project. He liked the project and was anxious to see the engineered site plans for more details.

Mrs. Gilmore agreed with Mr. French's comments about the over use of existing soccer fields. She wanted to see good quality and well-maintained soccer fields which are important for attracting tournaments. She then asked about the time frame for this project.

Mr. Kraus pointed out that this project will be phased and take several years to complete. The athletic fields will be engineered with proper drainage and grading and then seeded. The challenge is the length of time it takes for seeded fields to become ready for play. If construction starts this fall, it may be possible for some fields to be ready for play in the fall of 2017 or 2018. With the number of proposed fields, the city will have the ability and flexibility to rotate fields so they do not become worn out.

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

Bob Galaska, 51 Townline Road, said it was a worthwhile project and would be a great recreational area for the residents. He then suggested having a trail which would connect the Hartman property to Sunny Lake Park.

George Mazzaro, 186 Eldridge Road, had a problem with the process. He said that the project is

under Council's authority and, therefore, requires their approval.

Mrs. Januska wanted to address the comments about the process. She pointed out that the outdoor recreational use is a conditionally permitted use in an R-1 residential district. The CZC application is first reviewed by the Planning Commission who will then forward their recommendation to City Council. Then Council will need to approve the CZC before it is official. Mrs. Januska stated that after the CZC is approved, the city will submit engineered site plan drawings to the Commission for a thorough review of the proposed complex.

Harold Hatridge, Councilman, Ward Six, spoke in favor of the project and said that Mr. Hartman would have been pleased with the plans.

Scott Wolf, Councilman, At-Large, said that as the Chairman of the Ad Hoc Recreation Committee, he wanted to thank the Commissioners for their consideration of this project. He believed that the project is planning for the future growth of the city and would be a great asset for the city.

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

**MOTION: To accept the conditional zoning application for study**

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

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

Nays: None

**MISCELLANEOUS:**

Discussion of the Town Center Overlay District

There was a brief discussion of the Town Center Overlay District. Mrs. Januska explained that this is only a concept at this point and the administration is looking for comments and feedback from the Commissioners. She explained that the intent of the overlay district is to promote and preserve the historic characteristics of this Town Center area while maintaining the residential aspects of use and architectural design. She pointed out that the residential zoning does not go away, but this would give property owners an ability to use these residences in a very limited commercial way. Mrs. Januska said that some of the potential uses would include art galleries, antiques shops, professional offices, bed and breakfast guest houses, clothing boutiques and restaurants.

Mrs. Gilmore wanted to know whether the city has any programs that help property owners maintain these historic homes. Mrs. Januska stated that the city has the CRA tax abatement and CHIP programs which offer financial assistance to property owners.

Mrs. Grandillo said that since this hand-out was just provided this evening, she suggested that the members review the information and prepare for a more detailed discussion at the next

meeting.

**ADJOURNMENT:**

Mrs. Gilmore moved to adjourn at 8:00 p.m.; Mr. French seconded, and the motion carried, 5-0, on a roll call vote.

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

Nays: None

---

Kathi Grandillo, Chairman

---

Corinne Craine, Clerk