

MOTION: To approve the public hearing minutes of May 4, 2016, for 325 Townline Road, as submitted

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

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

Nays: None

MOTION: To approve the meeting minutes of May 4, 2016, as submitted

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

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

Nays: None

AGENDA ITEMS:

Dan Rinicella, Trails End – Minor Subdivision / Lot Split (1605010)

The project surveyor, Thomas Jones of Boswell & Associates, 3280 Rohrer Road, Wadsworth, Ohio, was present to answer questions. The applicant is seeking approval of a minor subdivision for the property located on Trails End which is in an R-2 residential district.

Mr. Jones explained that the applicant is proposing a minor subdivision of a previously created 3.0-acre lot into six sublots. The residents at 328, 334, 346, 354, and 360 Trails End decided to purchase the adjacent vacant land, split it and consolidate the parcels with their existing lots. The sixth parcel will be consolidated with the vacant subplot adjacent to the west.

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

MOTION: To approve the minor subdivision on Trails End

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

Tire Max, Aurora Commons Circle & West Maple Lane – Conditional Zoning Certificate / Comparable Use for Retail Auto Parts & Service (1604004)

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, and the applicant's representative, Don Lydon, 22730 Fairview Center Drive, Fairview Park, 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.

Mrs. Grandillo noted that the members received the revised site plan and she had favorable comments about the new plan and landscaping.

Mr. French spoke about his visit to a tire store in Streetsboro and noted that the work was done in the service bays and there was no noise pollution. He then asked for more information about the Tire Max operation. Mr. Lydon stated that the primary function of the service bays will be for tire installation, but they will also be used for light duty auto repair. He pointed out that all work will be done within these bays and the majority of it would be done while the customer waits in the showroom area of the facility. Mr. Lydon said that most vehicles would be dropped off and picked up the same day during regular business hours; however, it is possible that some vehicles would be left over night.

Mr. Kennedy said that he visited Mr. Tire in Solon and there were about 4 or 5 cars parked overnight. Mr. Lydon thought that might be typical of this type of business because some customers might drop off their cars the night before or pick up their cars the next morning.

Mr. Kennedy wanted to know what kind of market analysis was done for this location. Mr. Lydon stated that an analysis done by the wholesale tire dealers determined that there was a market void in this area and Aurora is an unserved market.

Mrs. Grandillo asked the members for further questions and there were none.

MOTION: To forward the conditional zoning certificate for a comparable use to City Council with a positive recommendation

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

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

Nays: None

MOTION: To approve the preliminary site plan for Tire Max subject to BZA granting the 10' rear yard setback variance

Mrs. Gilmore moved; 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

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, 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.

Mrs. Grandillo asked for comments and there were none.

MOTION: To forward the conditional zoning certificate for a public outdoor recreation facility to City Council with a positive recommendation

Mrs. Gilmore moved; 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

ELM Investment Trust, North Chillicothe Road – Preliminary Site Plan (commercial center) (1605009)

The developer, Sam Cannata, ELM Investment Trust Ltd., 30799 Pinetree Road, Pepper Pike, Ohio, and the project engineer, Sam Suhail, 18405 May Court, Chagrin Falls, Ohio, were present for the discussion. The applicant is seeking preliminary site plan approval for a retail shopping center on property located between 50 and 108 North Chillicothe Road across from Barrington Town Square. This property is in a C-2 Commercial Shopping District.

Mr. Cannata submitted colored elevations to the members and provided an overview of the project. He is proposing to construct a new shopping center, to be known as The Greens of Aurora, on a 9-acre parcel. The center will consist of five separate buildings with a total of 30,600 square feet of retail space and 138 parking spaces. The site includes two acres of wetlands of which .48 acres will be impacted and the remaining 1.52 acres will be undisturbed. Mr. Cannata pointed out that the entrance drive for the shopping center will be aligned with the Barrington Town Square drive across the street.

Mr. Suhail stated that he was the project engineer on a previously approved shopping center for this site and is very familiar with the property. He noted that a wetland setback variance will be required for this project.

The members were not familiar with this developer and asked about his previous projects. Mr. Cannata said that he has done both commercial and residential projects in Brecksville, Lyndhurst and Garfield Heights. Some of his projects included The Overlook at Hillbrook and Millside Center which are located in Brecksville.

Mr. Kennedy wanted to know what kinds of businesses would be in this shopping center. Mr. Cannata said that some potential businesses would be a restaurant, a telecommunications company, a coffee shop and a day care center.

Mrs. Gilmore started a discussion about the front parking lots. She preferred to see the parking behind the two buildings that face Chillicothe Road instead of the proposed parking in the front. Mrs. Januska agreed and said that the proposed front location would require a variance and the city would not support this. She said that the site plan would have to be revised to show buildings fronting Chillicothe Road and parking in the interior of the shopping center.

Mr. Cannata stated that moving the parking might affect a drive-thru restaurant that is considering the site and they will have to study other options.

Mrs. Duguay asked whether a day care center is a permitted use in a C-2 zoning district. Mrs. Januska said that a day care center would require a conditional zoning certificate for a comparable use.

Mrs. Gilmore asked about a traffic study. Mrs. Januska stated that a traffic study is required when the final site plan is submitted.

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

MOTION: To accept the preliminary site plan for study

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

Concord Ridge/East Pioneer Development LLC, East Pioneer Trail – Conditional Zoning Certificate Residential Conservation Development (1605007)

Concord Ridge/East Pioneer Development LLC, East Pioneer Trail – Preliminary Plan (The Preserve at Beljon Farms) (1605008)

The developers, Rick and Greg Sommers of The Sommers Real Estate Group based in Chardon, were present to answer questions. They are proposing a residential development which would be located on the south side of Pioneer Trail and east of Eldridge Road in an R-2 residential zoning district. The developer is seeking both a conditional zoning certificate (CZC) for a residential conservation development (RCD) and a preliminary plan approval.

Rick Sommers gave a brief description of the project. He is proposing a residential conservation development on a 70-acre parcel. The development would consist of seventy-eight single family homes and 30.28 acres of open space. He stated that the intent is to embrace the RCD zoning and to preserve as many natural features as possible. The community plans were designed to meet all the city code requirements and there are no variances required as submitted. Mr. Sommers pointed out that this proposal adheres to the RCD zoning standards and R-3 density in accordance to the consent judgment entry from 2007.

Rick Sommers then addressed some of the resident comments from the public hearing. He said that the proposed entrance would be constructed according to city specifications for a public street. Regarding storm water runoff, they will be submitting a storm water management plan when the final plan is submitted. This plan must adhere to the city storm water regulations and there will be no greater amount of runoff than what currently exists. Also, he estimated that the homes in this development would range from 2,800 to 3,500 square feet on half-acre lots and would be priced at about \$500,000.

Mrs. Grandillo asked about the existing oil and gas wells on the property. Greg Sommers stated that all the equipment, including the pipes, will be removed.

Mr. French spoke about the existing flooding in the area. He wondered whether anything could be done to help alleviate this problem. Rick Sommers said that they will review the site and see what could be done to help these residents.

Mrs. Gilmore had some questions about the actual houses. Rick Sommers said that these would be 2,800 to 3,500 square foot homes with side-loading garages, walk-out basements and high-end features. They are considering using either one high-end builder or three to four local builders for this project.

Mr. Kennedy wanted to know the locations of their other residential projects. Greg Sommers said that they have done several developments in Lake and Geauga Counties. He noted that Concord Ridge in Concord Township is a similar development on a 100-acre site with 40 acres of green space.

Mrs. Grandillo asked whether there have been any comments from the Fire and Police Departments. Mrs. Januska stated that staff has already received comments from the Fire Chief, but the Police Chief is waiting to see the findings of the traffic study.

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

John Mullen, 425 Chadwick, had previously commented about excessive flooding in the area. He was happy to hear that there will be no additional storm water runoff.

Mrs. Grandillo asked for more 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 preliminary plan for study

Mrs. Gilmore moved; 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

Capital L Corp., East Mennonite & Page Road – Zoning Amendment (1509022)

The developer, John Lateulere of Redwood Acquisition, 23775 Commerce Park, Beachwood, Ohio, was present. The applicant is proposing to rezone 55.08 acres of property from I-1 Industrial to M-1 Mixed Use. The property is located at the southwest corner of East Mennonite and Page Road. It was noted that this rezoning request was accepted for study on 10/21/15 and then tabled on 11/4/15 per the applicant's request.

Mrs. Grandillo said that the application must be removed from the table first before the discussion.

MOTION: To remove the application from the table

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

Mrs. Grandillo asked for an update. Mr. Lateulere stated that the property owner, Mr. Lou Telerico, wanted the Commissioners to consider the application as originally submitted with no additional information or changes.

Referring to the staff report dated 11/4/15, Mrs. Januska recommended denial because the proposed rezoning is not consistent with the land use policies of the Aurora Master Plan. She explained that the Mixed Use zoning is specifically referenced to the former Geauga Lake property and the request does not follow the Master Plan.

The members had a brief discussion and agreed with staff's recommendation.

MOTION: To deny the zoning amendment request due to non-compliance with the Aurora Master Plan

Mr. Kennedy moved; Mr. French seconded, and the motion carried, 4-0-1, on a roll call vote.
Yeas: Mr. Kennedy, Mr. French, Mrs. Duguay, Mrs. Grandillo
Nays: None
Abstentions: Mrs. Gilmore

MISCELLANEOUS:

Town Center Overlay District

Mrs. Januska provided an update. She stated that the Landmark Commission is currently reviewing the information and staff will have their comments soon. This is only a concept at this point and the administration is just seeking feedback at this time.

Mrs. Grandillo thought it was a good idea to get the Landmark Commission's input first and she was looking forward to hearing their comments.

ADJOURNMENT:

Mr. Kennedy moved to adjourn at 8:22 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