

AGENDA ITEMS:

Aurora Inn, 30 Shawnee Trail – Final Site Plan (temporary parking lot) (1607014)

The Aurora Inn's representative, Steve Mansfield, 1254 East Blvd., Aurora, was present to answer questions. The applicant is seeking approval of a final site plan for a temporary parking lot to be located at 30 Shawnee Trail, which is in a C-2 commercial shopping district.

Mr. Mansfield is proposing to construct a 20,500 square foot gravel parking lot which would add approximately 43 parking spaces to the existing 114 spaces. The proposed lot would be located on the eastern portion of the site between the tent pavilion and the existing parking lot that faces Garfield Road. Basically, the proposed parking lot would be in the same area where the outdoor pool and tennis courts were once located. Mr. Mansfield stated that the hotel has been experiencing parking shortages on weekends when the hotel is hosting a wedding event and the adjacent baseball field has a game. He said that there is not enough parking for the Aurora Baseball League games and people have been parking on hotel property. This parking lot would be a solution which would benefit the hotel and city residents.

Mr. Kennedy asked about future plans for permanent parking. Mr. Mansfield said that the next renovation phase is currently being planned and it would include a permanent parking lot, a small building addition, new landscaping and a new paved driveway along the east boundary. He expected to submit these plans later this year or early next year.

Mrs. Januska pointed out that any plans for paving this temporary lot would require a complete site plan and storm water review and approval from the Planning Commission.

Mrs. Duguay wanted to know how the lot would be accessed. Mr. Mansfield explained that vehicles would enter the property from Shawnee Trail, drive north along the gravel driveway, and enter the parking lot from this driveway.

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

Deb Conti, 234 S. Chillicothe Road, was concerned about safety and wanted more information about the ingress/egress and the parking patterns.

Mr. Mansfield explained that the entrance/exit for the lot would be wide enough to accommodate two vehicles so there would be a safe and easy access to the lot. Drivers would be instructed to pull their vehicles forward and to park up against the fence. The parking would be restricted to the perimeter of the lot.

The members had a brief discussion about approving the temporary parking lot with a time limit. Mr. Mansfield was agreeable to a two-year time limit. This would give him enough time to finish the civil engineering for the next phase.

MOTION: To approve the final site plan for the temporary parking lot subject to a time limit of two years

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

Aurora Partners III (Aurora Commons East), West Maple Lane – Final Site Plan (retail shops)
(1508019)

The property owner, Joe Chiro of Aurora Partners III, 9755 Westview Drive, Parma, Ohio, and the project planner, Craig Cawrse of Cawrse & Associates, 549 E. Washington Street, Chagrin Falls, Ohio, were present for the discussion. The applicant is seeking final site plan approval for a retail shopping plaza on property located at West Maple Lane, known as the city service access road. This property is in a C-3 planned community shopping center district.

Aurora Partners III is proposing to construct a 47,285 square foot shopping plaza which will be completed in three phases. The parking lot will consist of 243 spaces and will be constructed with permeable pavers and underground storm water storage to minimize any runoff. They are proposing to start with Phase 1, which includes 18,285 square feet of retail space. The shopping plaza will have two driveways: the existing driveway off of Route 43 and a new driveway which will extend west and connect to the Aurora Commons shopping center. Mr. Cawrse said that they are seeking approval tonight so that the project could move forward.

Mr. Kennedy noted that construction will be phased and he asked whether or not additional site plan reviews would be required for subsequent phases. Mrs. Januska explained that this final site plan approval includes all phases and is good for eighteen months. If there is a large time gap between Phase 1 and the other phases, then it might require another site plan review especially if any regulations have changed.

Mrs. Gilmore asked whether the retail spaces could be combined and, if so, would that type of change require a review by the Commission. Mrs. Januska said that any interior alterations to the structure would require a building permit, but not a site plan review.

There was a brief discussion about the findings of the traffic study. Mrs. Januska pointed out that a traffic light at West Maple Lane and Rt. 43 is not warranted at this time. As the subsequent phases build out, a new traffic study would be redone and reviewed to see whether a traffic light is warranted.

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

Deb Conti, 234 S. Chillicothe Road, wanted to know whether West Maple Lane would be a public or private road. Mrs. Januska stated that the road would be private.

MOTION: To approve the final site plan for Aurora Partners III

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

MISCELLANEOUS:

There were none.

ADJOURNMENT:

Mrs. Duguay moved to adjourn at 7:00 p.m.; Mr. Kennedy seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

Kathi Grandillo, Chairman

Corinne Craine, Clerk