

There are a total of fourteen proposed changes which pertain to engineering, street trees, accessory structure height, pool/hot tubs, chickens/small animals, and medical marijuana. She described most of the changes as updates initiated by the Engineering and the Planning, Zoning and Building departments in order to improve and expedite the plan review process. Other proposed changes were adjustments to existing zoning code which would help to eliminate the need for variances for accessory buildings, swimming pools and hot tubs. Mrs. Januska also noted that the proposed medical marijuana changes were initiated by city administration in direct response to the recent passage of the House Bill 523 which legalizes medical marijuana in Ohio. She hoped that the members had an opportunity to review these changes and asked for any comments or questions.

Mr. French started a discussion about medical marijuana. He noted that the proposed code changes prohibit the cultivation, processing and sales of medical marijuana in the city. He wanted to know what would happen if medical marijuana becomes an approved drug, but yet pharmacies in Aurora would be prohibited from selling it. Mrs. Januska explained that the city can always review existing codes and make changes accordingly. She pointed out that there is a provision in State House Bill 523 which allows cities to outlaw it and that is what the administration has decided to do at this point in time.

Mrs. Duguay wanted more information about the proposed revision to 1113.02(c)(2)(A) regarding grading standards and elevations for new buildings. Mrs. Januska stated that this proposed change was initiated by Engineering in order to have foundation heights of new homes more consistent with adjacent homes.

Mrs. Duguay started a discussion about hot tubs and swimming pools. She spoke about 1153.05(f)(4) which states that hot tubs must be a minimum of two feet from the primary residence. She questioned the two-foot minimum and said that many people want to be able to walk out a door and have their hot tub in close proximity to their house. Mrs. Januska agreed with her comment and said that she would make a revision to that code section. Mrs. Duguay also had concerns about 11153.05(f)(5) where swimming pools with lockable safety covers are not required to have a fence. For safety reasons, she thought that it was important to include the fence requirement. Mrs. Januska agreed to make a revision to that code section.

Mrs. Gilmore asked about the approval process for zoning code changes. Mrs. Januska stated that after these changes are approved by the Planning Commission, they would be forwarded to City Council. Council would then consider them and hold a public hearing. If Council approves them, then the code changes would go into effect thirty days after the approval.

Jim Vaca, Councilman, Ward One, spoke in support of the proposed street tree changes. He stated that the Tree Commission had been working on this issue for two years and he was glad to see that the city would be responsible for the selection and planting of trees instead of the developers. He noted that there were a number of new housing developments being considered by the Planning Commission and he suggested that any approvals be subject to these street tree changes.

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

Mrs. Januska asked the members to review the information again and prepare for more discussion at the next meeting. She then suggested that the members accept the proposed changes for study tonight.

MOTION: To accept the proposed zoning code changes 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

Tire Max, 230 Maple Lane – Minor Subdivision / Lot Split (1608018)

The applicant's representative, Don Lydon, 22730 Fairview Center Drive, Fairview Park, Ohio, was present to answer questions. The applicant is seeking approval of a minor subdivision for the property located at 230 West Maple Lane, which is in a C-3 planned community shopping center district.

Mr. Lydon stated that Tire Max is proposing to split an existing 4.0-acre parcel into two parcels. Parcel A would consist of 1.28 acres and Parcel B would consist of 2.7 acres. He explained that the new West Maple Lane extension would bisect the property and the proposed Tire Max store would be located on the 1.28-acre parcel.

Mr. Kennedy wanted more information about Parcel B. Mr. Lydon stated that Tire Max is only purchasing Parcel A and would not have any control over the other parcel.

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

MOTION: To approve the minor subdivision/lot split

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

MISCELLANEOUS:

There were none.

ADJOURNMENT:

Mr. Kennedy moved to adjourn at 6:55 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