

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. Kokinchak, Mrs. Grandillo
Nays: None

Mrs. Grandillo stated that the Mayor has re-appointed Mrs. Craine as the Commission Clerk in accordance to the provision in the City Charter.

MOTION: To confirm the Mayor's appointment of Corinne Craine as the Clerk for the Planning Commission

Mrs. Grandillo moved; Mr. French seconded, and the motion carried, 5-0, on a roll call vote.
Yeas: Mrs. Grandillo, Mr. French, Mrs. Duguay, Mrs. Gilmore, Mr. Kokinchak
Nays: None

AMENDMENTS TO AGENDA & SUBMISSION OF SUPPLEMENTAL INFORMATION

Mrs. Grandillo noted that the members received a revised site plan for agenda item 9a for 645 S. Sussex Court and a new agenda item 9f for a sanitary sewer easement at 301 Aurora Commons Circle.

MOTION: To accept the revised site plan for agenda item 9a and to add item 9f to the agenda

Mr. Kokinchak moved; Mrs. Gilmore seconded, and the motion carried, 5-0, on a roll call vote.
Yeas: Mr. Kokinchak, Mrs. Gilmore, Mrs. Duguay, Mr. French, Mrs. Grandillo
Nays: None

APPROVAL OF MINUTES:

MOTION: To approve the meeting minutes of December 6, 2017, as submitted

Mr. Kokinchak moved; Mrs. Duguay seconded, and the motion carried, 5-0, on a roll call vote.
Yeas: Mr. Kokinchak, Mrs. Duguay, Mr. French, Mrs. Gilmore, Mrs. Grandillo
Nays: None

AGENDA ITEMS:

Thomas Kutty, 645 S. Sussex Court – Wetland Setback Variance (1801001)
Thomas Kutty, 645 S. Sussex Court – Riparian Setback Variance (1801002)

The property owner, Jennifer Kutty, and the contractor, Rodney Simon of Simcon Homes, 415 Nob Hill Oval, Orange Village, Ohio, were present. The applicant is seeking a 15-foot wetland setback variance and a 38.5-foot riparian setback variance in order to construct a new residence. The property consists of 4.4 acres and is one of five sublots created for the Palmer Woods subdivision. The site is located at 645 S. Sussex Court which is in an R-3 residential district.

At this point in the meeting, Mr. French informed the members that he would not be participating in the discussion of the variance requests due to a possible conflict of interest.

Before the discussion started, Mrs. Kutty submitted some letters from residents who were in favor of the variance requests.

MOTION: To accept the resident letters as supplemental information

Mrs. Duguay moved; Mrs. Gilmore seconded, and the motion carried, 4-0-1, on a roll call vote.

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

Nays: None

Abstentions: Mr. French

Mr. Simon provided an overview. He pointed out that the topographic site plan was completely modified and submitted to the members this evening. He said that the revised plan was done by the Atwell Group who did the original engineering for the Palmer Woods subdivision. Basically, the revised site plan showed that the house and driveway were relocated so now there would be no construction within the wetland or riparian setbacks and no disturbance to the actual wetlands or stream. The variance requests would now be just for grading within the setback areas. Mr. Simon stated that the applicant had applied to the Army Corps of Engineers and received a permit to install a culvert for the driveway crossing over the stream. In order to install the culvert, there would be grading near the stream but otherwise no change to the stream itself.

Mrs. Januska presented some background information about the Palmer Woods subdivision. The developer, Palmer Woods Ltd., purchased the 58-acre parcel and applied to the Planning Commission for a minor subdivision in February 2016. The developer also submitted a wetlands delineation at that time. The Commission approved the subdivision which consisted of five single-family residential lots. Three lots are located on South Sussex Court, one lot is on Bissell Road, and the last lot is on Cochran Road. The variance requests being considered are only for subplot 2, which is one of the lots on Sussex, and the site plan is being reviewed in accordance to the city topographic regulations for new residences.

Mrs. Grandillo asked whether or not these variance requests would be reviewed by the Chagrin River Watershed Partnership (CRWP). Mrs. Januska stated that the revised site plan would be submitted to CRWP for an assessment.

Mr. Kokinchak wanted to know whether the Army Corps permit applies to the revised site plan. Mrs. Januska explained that the original site plan did not conform to the permit. The applicant was notified of the problem and they submitted the revised plan which now conforms to the permit.

Mrs. Duguay had a question about the Army Corps permit letter, dated May 11, 2017, which was attached to the staff report. She wondered why the letter was addressed to Ryan Terrano. Mrs. Januska explained that Mr. Terrano owns subplot 1, which is next to the Kutty property, and the application to the Army Corps involved both properties. When Mr. Terrano submits his site

plan, it will have the same Army Corps permit.

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, wanted to know the square footage of the proposed construction within the setback areas. Mrs. Januska stated that the site plan was revised and now there would only be grading within the setback areas.

Christopher Holecek, 500 Woodview Trail, asked whether the driveway would be installed within the riparian setback area. Mrs. Januska explained that the applicant received an Army Corps permit to install a culvert for the driveway crossing over the stream. In order to install the culvert, the applicant is requesting a riparian setback variance for grading within the setback area.

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

MOTION: To accept the wetland and riparian variance requests for study

Mrs. Gilmore moved; Mr. Kokinchak seconded, and the motion carried, 4-0-1, on a roll call vote.

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

Nays: None

Abstentions: Mr. French

Aurora 43 South LLC (Pulte), 1060-1120 S. Chillicothe Road – Request for Extension of Preliminary Plan Approval (1509020)

The project manager, Brad Piroli of Pulte Homes, 387 Medina Road, Medina, Ohio, was present to answer questions. Pulte is proposing to develop 25.4 acres on South Chillicothe Road which is located in an R-4 residential district. This development, known as Glenridge Chase, will consist of fifty-seven single-family homes.

Mr. Piroli stated that the preliminary plan was originally approved in January 2016 and a final plat of Phase I was submitted to the Commission in July 2017 and is still under review by city staff. Since the project is still progressing, Pulte is seeking a one-year extension of the preliminary plan approval.

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

MOTION: To extend the preliminary plan approval for the Glenridge Chase Subdivision for one year

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. Kokinchak, Mrs. Grandillo

Nays: None

Aurora Animal Care Center Inc., 305 Aurora Commons Circle – Conditional Zoning Certificate / Transfer of Existing CZC (1801004)

The applicant, Dr. Ellen Imhof of the Aurora Veterinary Clinic, 46 S. Chillicothe Road, Aurora, Ohio, and the project architect, Cliff Brown of FMD Architects, 2841 Riviera Drive, Fairlawn, Ohio, were present for the discussion. The applicant is requesting the transfer of the existing conditional zoning certificate (CZC) to an adjacent parcel located at 305 Aurora Commons Circle.

Mrs. Januska explained that the CZC was originally granted for property located on West Maple Lane which is directly behind the existing clinic. Because the plans for that particular location did not work out, Dr. Imhof looked at other sites and finally settled on the 2.38-acre parcel across from Tire Max. Mrs. Januska pointed out that the new site is actually adjacent to the original site and is in the same C-3 zoning district. She then recommended approval of the transfer.

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

MOTION: To approve the transfer of the conditional zoning certificate to parcel no. 03-018-00-00-032-002 located at 305 Aurora Commons Circle

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

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

Nays: None

Aurora Animal Care Center Inc., 305 Aurora Commons Circle – Preliminary Site Plan (veterinary clinic/kennel) (1801003)

The applicant, Dr. Ellen Imhof of the Aurora Veterinary Clinic, 46 S. Chillicothe Road, Aurora, Ohio, and the project architect, Cliff Brown of FMD Architects, 2841 Riviera Drive, Fairlawn, Ohio, were present to discuss the project. The applicant is proposing to construct a veterinary clinic and boarding kennel facility at 305 Aurora Commons Circle which is in a C-3 Planned Community Shopping Center District.

Mr. Brown provided an overview. The applicant currently owns and operates the Aurora Veterinary Clinic at 46 S. Aurora Road and the Aurora Kennel at 1013 W. Garfield Road and wants to expand and consolidate these services. Dr. Imhof is proposing to construct a new 9,300 square foot one-story facility with forty-seven parking spaces. The new building would be located west of the existing clinic and across from Tire Max. The site would have an access drive off of Aurora Commons Circle.

Mr. French commented that this facility is larger than the original building proposed for the Hawthorn site which was submitted last year. He wanted to know whether the size of the kennel had increased. Dr. Imhof explained that the proposed kennel area is the same size and has the same amount of indoor dog runs. She decided to expand the indoor rehab area and make it a larger area for both rehab and indoor exercise.

Mr. Kokinchak thanked Dr. Imhof for all her patience and determination in finding the right site

for her practice. He thought that this particular location was the best of the three sites that were considered because the facility works well with the shopping center and the surrounding properties.

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

MOTION: To accept the preliminary site plan for study

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

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

Nays: None

City of Aurora, Aurora Lake Road –Road Dedication Plat (1801005)

Mr. DePiero provided background information about the road dedication. He explained that most of Aurora Lake Road is private and is owned by the developer of the Hawthorn subdivision. Although the road was private, the city had spent money on the road in order to make sure it was safe for the residents, school buses and safety service vehicles. Now after months of negotiation, the city has agreed to accept dedication of the road and there is an agreement that the developer would pay funds to the city over a period of time for road improvements. Mr. DePiero said that the agreement was approved by Council in May 2017 and the acceptance of the dedication plat is part of that agreement.

Mrs. Grandillo commented that unless the road was public, the owner could simply close it and that would be a hardship for the residents. She believed that it was a good agreement and it would benefit the city.

Mrs. Duguay asked whether there were plans to upgrade the road. Mr. DePiero explained that the city does intend to upgrade the road in the future using the funds from the developer.

Mr. Kokinchak wanted to know how much land was being dedicated. Mrs. Januska said that the city would take title to a 60-foot wide roadway and all other property would remain with the current owners.

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

MOTION: To forward a positive recommendation to City Council for the approval of the Aurora Lake Road dedication plat

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. Kokinchak, Mrs. Grandillo

Nays: None

City of Aurora, 301 Aurora Commons Circle – Sanitary Sewer Easement (1801006)

Mrs. Januska provided an overview. During construction of the Tire Max building, it was discovered that a portion of the Aurora Commons sanitary sewer line had never been dedicated

to the city. She said that this easement plat identifies the exact location of the sanitary sewer line and it will be forwarded to Council for dedication.

Mr. French wanted to know who had been maintaining this sewer line all these years. Mrs. Januska said that the city had always maintained it.

Mr. Kokinchak asked whether or not Tire Max tied into this sewer line. Mrs. Januska explained that the new owner of the Aurora Commons Shopping Center and Tire Max came to an agreement which allowed the tie-in. The plat shows the portion of the sewer line that would be dedicated to the city and it basically would service the PNC building, Tire Max and the new building for the Aurora Veterinary Clinic and Kennel.

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

MOTION: To forward a positive recommendation to City Council for the approval of the Aurora Commons sanitary sewer easement

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

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

Nays: None

MISCELLANEOUS:

There were none.

ADJOURNMENT:

MOTION: To adjourn the meeting at 7:28 p.m.

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

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

Nays: None

Kathi Grandillo, Chairman

Corinne Craine, Clerk