

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

AGENDA ITEMS:

Forest Ridge of Aurora, Lakeland Way & West Garfield Road – Final Plat of Phase 2 (sublots 36-66) (1803012)

The project manager, Mark Kopcienski, WXZ Development Inc., 22720 Fairview Center Drive, Fairview Park, Ohio, was present for the discussion. The applicant is seeking approval of the final plat for Phase 2 of the Forest Ridge subdivision. This property, located on West Garfield Road, is zoned R-2 and was granted a conditional zoning certificate for a residential conservation development in 2009.

Mr. Kopcienski provided an overview. He stated that the Forest Ridge Phase I home sales have been going very well and now the final plat for Phase 2 has been submitted for approval. Phase 2 consists of two sections: 2A has fourteen sublots and 2B has seventeen sublots. He then asked the members to accept the plan for study tonight.

Mr. French commented about the early stages of this project when the developer started clearing trees without city permits. He then asked staff whether or not the developer had been compliant since that initial problem. Mr. Czekaj said that from an engineering standpoint, there had been no other problems.

Mrs. Januska provided an update on the sidewalks. She stated that sidewalks along Rt. 82 are a requirement and the applicant would be installing them as part of the Phase 2 construction.

Mrs. Duguay wanted to know whether the home sites that have already sold back up to the wetlands. Mr. Kopcienski was not quite sure which wetlands she was referring to since there were wetlands throughout the subdivision. He noted that people have already moved into about fifteen homes on both sides of Lakeland Way and on the Warbler Way cul-de-sac.

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 seasonal tree clearing dates relative to the Indiana bat species. Mr. Czekaj said that the dates for tree clearing are October 1st through March 31st.

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

MOTION: To accept the final plat of Phase 2 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. Kokinchak, Mrs. Grandillo
Nays: None

The Preserve at Beljon Farms, Beljon Lane & East Pioneer Trail – Final Plat of Phases 2 & 3 (sublots 27-78) (1803013)

The project manager, Brad Piroli of Pulte Homes, 387 Medina Road, Medina, Ohio, was present to answer questions. The applicant is seeking approval of the final plat for Phases 2 and 3 of the Preserve at Beljon Farms subdivision. The property, located on East Pioneer Trail, is zoned R-2 and was granted a conditional zoning certificate for a residential conservation development in June 2016.

Mr. Piroli provided an update of the project. He stated that Pulte had a successful grand opening in February with the first model home and they had already sold nine homes. Based on this sales performance, they now want to complete the last two phases of the subdivision. Phase 2 consists of twenty-five sublots and Phase 3 consists of twenty-seven sublots. Mr. Piroli commented that Pulte Homes is now building in several subdivisions within the city and are committed to working with the city to address any issues that might arise.

Mr. Kokinchak had a question for staff. He wanted to know the status of the revised topographic deposit fees which were discussed last December. Mr. Czekaj explained that Council approved the revisions and the new fees are now in effect for all new home construction.

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

Sean O'Driscoll, 644 E. Pioneer Trail, spoke about the photos that were submitted to the members this evening. The photos showed a landscaped area which runs along the border of his property and is adjacent to the new entrance and roadway into the Beljon subdivision. He explained that since the site work had begun at the subdivision, his property had been affected by excessive storm water runoff and his pine trees along the border had been damaged. Also, Mr. O'Driscoll had an issue regarding the location of the Schaefer/Myers driveway. He was concerned that the angle of the road and driveway would result in headlight intrusion unto his property. He then asked the city for help in solving these two issues.

Mrs. Gilmore wanted to know whether any of the damaged pine trees could possibly fall onto his house. Mr. O'Driscoll said that it was not a problem because the trees were located about sixty feet from his house.

Mr. Kokinchak asked a few questions in order to gain some more insight into the flooding problem. During the conversation, Mr. O'Driscoll mentioned that his land was at a lower elevation than the Beljon development and he had previously experienced flooding in this same area, but not as severe as it was now. He also commented about the uprooted pine trees shown in the photos and said that a wind storm occurred a few weeks ago and blew over the trees that had been damaged by the standing water.

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

MOTION: To accept the final plat of Phases 2 and 3 for study

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

Liberty Investment Group, 900 N. Aurora Road – Signage in M-1 District (auto dealership)
(1702008)

Mrs. Januska provided an overview. She explained that the Liberty Ford signage includes three wall signs facing Route 43 and a monument sign at the corner of Squires and Route 43. The wall signs required two variances which were granted by the Board of Zoning Appeals on March 14th. As part of the review process for this first mixed-use project, the members are being asked to approve the signage.

Mr. French wanted to know whether the Planning Commission would always be reviewing signage for the mixed-use district. Mr. DePiero stated that it may not always be necessary, but, in this particular case, the code does require an approval. Mrs. Januska commented that in the future only signs that deviate from the mixed-use design standards would be submitted to the Commission for approval.

Mrs. Gilmore noticed that the monument sign has the Ford logo and asked if there would be a second sign for the Lincoln logo. Mrs. Januska was not aware of any plans for additional logo signs.

Mrs. Duguay was concerned that the signs would have lighting that was too bright. Mrs. Januska explained that the zoning inspector would measure the lighting and make sure that the illumination levels comply with the city codes.

Jim Vaca, Councilman, Ward One, wanted to comment about the overall lighting of the Liberty Ford property. He thought that the outdoor lighting was excessive and asked whether some of the lighting could be reduced or turned off when the business was closed. Mrs. Grandillo said that staff would review the situation and make sure that the outdoor lighting complies with the approved lighting plan.

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

MOTION: To approve the signage for the Liberty Ford dealership

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

Ryan Terrano, 650 S. Sussex Court – Wetland Setback Variances (1802006 & 1802007)

Mrs. Grandillo pointed out that the two wetland setback variance applications were tabled at the last meeting and she asked for a motion to remove them from the table.

MOTION: To remove applications nos. 1802006 and 1802007 from the table

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. Kokinchak, Mrs. Grandillo
Nays: None

Mrs. Januska provided an update. Since the last meeting, the builder reviewed the Chagrin River Watershed Partners (CRWP) report and agreed with their assessment that grading within the wetland setback areas was not essential for the project. She noted that the applicant had submitted a letter requesting that the two applications be withdrawn and she asked the members to remove them from the agenda.

MOTION: To remove application nos. 1802006 and 1802007 from the agenda per the applicant's request for withdrawal

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

MISCELLANEOUS:

At this point in the meeting, Mr. Piroli of Pulte Homes, wanted to address the comments made by Mr. O'Driscoll. He was concerned about the negative comments because Pulte works hard to maintain a good reputation with the city and its residents. This was the first time he was ever notified of any problems and he assured the members that he would work with the resident to find some solutions. He pointed out that landscaping would be installed this spring and it would help to eliminate the water flow onto the resident's property. Also, the landscaping was specifically designed to eliminate any headlight intrusion unto the adjacent property.

Mrs. Grandillo appreciated his comments and suggested that Mr. Piroli and Mr. O'Driscoll work together to address any problems.

ADJOURNMENT:

MOTION: To adjourn the meeting at 7:19 p.m.

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. Kokinchak, Mrs. Grandillo
Nays: None

Kathi Grandillo, Chairman

Corinne Craine, Clerk