

**CITY OF AURORA  
PLANNING COMMISSION  
MEETING MINUTES  
April 15, 2020**

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, April 15, 2020, at the Walker Building. The Planning Commission Chairman Kathi Grandillo called the meeting to order at 6:35 pm.

**ROLL CALL:**

Present: Peter French  
Kathi Grandillo  
Jim Maulis  
Laura Duguay  
Sarah Gilmore

Also Present: Denise Januska, Director, Planning, Zoning & Building Division  
Justin Czekaj, City Engineer  
Dean DePiero, Law Director  
Mayor, Ann Womer Benjamin  
Marie Lawrie, Secretary

Dean DePiero, Law Director, explained that the teleconference meeting was facilitated by Zoom technology via the internet, in accordance with the emergency measures permitted by Governor DeWine and the Ohio General Assembly. This temporary measure amends the Ohio Open Meetings Act R.C. 121.22, during this period of the Covid-19 pandemic to allow meetings to be conducted in this manner (HB 197). The Aurora City Council, Resolution 2020-030, adopted this same emergency measures.

There was technical difficulty at the start of this meeting and revisions were necessary to the meeting link on the agenda to allow the public to connect to the meeting. This revision was made and posted to the city website immediately. The public connection was tested and individuals successfully joined the meeting. Once tested successfully, the meeting was compliant with emergency measures.

Dean DePiero swore in those in attendance who wished to speak.

**SUBMISSION OF SUPPLEMENTAL INFORMATION**

**Motion: To accept an email from Deb Conti, 234 S. Chillicothe Road for consideration**

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

Yeas: Ms. Gilmore, Mr. French, Ms. Duguay, Ms. Grandillo, Mr. Maulis

**AMENDMENTS TO THE AGENDA**

There were no amendments to the agenda items.

**APPROVAL OF MINUTES**

**MOTION: To adopt the minutes of the March 4, 2020 meeting, as submitted**

Mr. French moved; Mr. Maulis seconded, and the motion carried 3-2 on a roll call vote.

Yeas: Mr. French, Mr. Maulis, Ms. Grandillo

Nays: None

Abstentions: Ms. Duguay, Ms. Gilmore

**AGENDA ITEMS****Trentstone Holdings LLC – 720-830 Aurora Lake Road – Major Subdivision, 18 Units – Preliminary & Final Plat (2002008)**

Chris Lachman Sr., of CSL Consulting, 27900 Euclid Ave, Suite 200, Euclid, Ohio attended to represent the project. He was seeking approval of a major subdivision, Trentstone Condominiums, Phase 1 located on Aurora Lake Road. A Conditional Zoning Certificate was approved by City Council to allow this multi-family development within the Mixed-Use zoning district on August 20, 2018. Mr. Lachman indicated that he has submitted improvement plans, a stormwater plan, a trip generation letter, a Maintenance and Inspection Agreement, and a tree-clearing plan. Further requirements of the staff report indicate a wetlands delineation and Army Corps permit will be necessary.

Ms. Grandillo asked the members for their comments and questions. Mr. Maulis asked what the price point would be for the condominiums. The answer was mid \$400,000.00 to mid \$500,000.00. Mr. Maulis raised a concern submitted by resident Deb Conti, pertaining to the maneuverability of the shared driveways demonstrated on the site plan associated with units 6-8 and units 11-14. (See attachment.) Mr. Lachman did not foresee an issues with maneuverability.

Ms. Gilmore inquired about the walking path on the original plans running behind the condominium units. She did not see that path on the final plat. Mr. Lachman stated that due to engineering of the stormwater management plan and the space available near the creek on the site, the path had to be eliminated. Ms. Gilmore asked if there would be common mailboxes. Mr. Lachman stated that it was not definite at this time. He further stated that a common area is planned. Ms. Januska stated that the Homeowners Association could decide this. Ms. Gilmore inquired about whether there would be an HOA fee. The answer was yes. Mr. Lachman stated that this fee would cover maintenance of common areas and the private drive, etc. Ms. Gilmore asked about how many bedrooms could be expected with the units. Mr. Lachman stated that with the unit options, there is a bonus room available that could be used as a third bedroom. Ms. Gilmore asked how many phases could be expected. The answer was two phases. Ms. Gilmore asked when to expect phase 2. Mr. Lachman stated that he hoped it would begin immediately after phase one is sold. When asked, shovels are expected in the ground as soon as approvals are in place. Mr. Lachman further explained that no tree clearing could happen until November 15, 2020, unless he completes an in-depth bat study. The model home site does not require removal of any trees and Mr. Lachman stated that he hoped to begin the model while waiting the appropriate period considering the bats.

Ms. Duguay asked for verification that the units were to be constructed sixteen feet apart. She also inquired whether there would be sidewalks installed in front of each unit and crossing the street. Mr. Lachman stated that there will be sixteen feet between units for 1-6 and 14-18. Sidewalks were confirmed.

Mr. French asked if elimination of the walking path was the only change to the plan. Mr. Lachman stated that the common area may have changed from the initial plan. Mr. French asked how the commission would know if the public had comments or questions.

Mr. DePiero clarified that it is not a requirement that the commission hear public comment at this meeting. However, the public was asked to submit those comments prior to the meeting, if there were any. There was a question submitted pertaining to the shared driveways and that question was raised. Ms. Januska further stated that questions could be answered by email by the applicant.

**MOTION: To accept for study Trentstone Holdings LLC, 720 – 830 Aurora Lake Road – Major Subdivision (18 Units, Phase 1) – Preliminary & Final Plat (2002008)**

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

Yeas: Ms. Gilmore, Mr. French, Ms. Duguay, Ms. Grandillo, Mr. Maulis

Nays: None



Geauga Lake LLC – Pulte Group (Renaissance Park) – Squires-N Aurora-Treat Roads – Major Subdivision - WEST – Preliminary Site Plan (19012031)

Geauga Lake LLC – Pulte Group (Renaissance Park) – Squires-N Aurora-Treat Roads – Major Subdivision – EAST – Preliminary Site Plan (1912032)

Geauga Lake LLC – Pulte Group (Renaissance Park) – Squires-N Aurora-Treat Roads – Architecture of Townhouses per Mixed-Use Chapter 1177 (2004009)

Ms. Grandillo stated that these projects would be discussed together and voted on separately.

In attendance to answer questions for these agenda items were Jim O'Connor and Keith Filipkowski, of Pulte Group and Brian Uhlenbrock, of Neff & Associates. They were seeking approval of the preliminary site plans for the West and East portions of the proposed subdivision. They were also seeking approval for the architecture of the townhomes, to be located on the West portion of the project. Mr. O'Connor gave an overview of the project and individual submissions. He stated that the concept plan was approved by City Council in September 2019. He explained that within each side of the project, he planned to have three phases. He reminded the commission that he has also submitted final engineering for Phase 1 for approval. He explained that after the concept was approved, the next step was to submit the preliminary site plans demonstrating that they do coincide with the concept plan that has been approved. Furthermore, they also define the phases within each portion of the project. He also explained that the Planning Commission would approve the architecture of the townhomes and that each single-family home would go before the Architectural Board of Review. He encouraged everyone to click on the link on page 14 of their submission to see a virtual floor plan tour. (See attachment.)

Ms. Januska explained that each of the six phases would be submitted individually and the commission would review each one for approval before construction could begin. Mr. O'Connor explained that although this process may seem repetitive, it only seems so because the developer and builder are one in the same on this project. If the developer and builder were two different groups, the builder may ask for changes to the initial concept plan submitted and approved by the developer. Ms. Grandillo stated that this answer would satisfy a question submitted by email before the meeting. She had other more detailed questions from this same email that she thought would be more appropriate for the next meeting, as they were very specific to the floor plans of the units. This will be presented in detail at a future meeting.

Ms. Grandillo asked the members for their questions and comments. Mr. Maulis asked a question pertaining to the landscape plan. He could see in the legend for the drawing, that a fountain was planned for this project, but he could not locate that fountain on the drawing. Mr. Uhlenbrock explained that although it was not specifically shown on the drawing, a fountain may be placed in the pond. He further asked for clarification on the location of the rear doors for the townhouses. Mr. Filipkowski was able to point out the rear exits. Mr. Maulis asked for the price point for the units. Mr. O'Connor stated that they will probably sell for over \$300,000.00. It will depend on any upgraded elements the homeowner might purchase. He further stated that he would expect the single-family units to sell for an average of \$425,000.00. Mr. Maulis stated that the packet provided was very user-friendly and he appreciated that. There were no other questions or comments from the members.

Ms. Grandillo asked for public comment. Mayor Womer Benjamin echoed the comments of Mr. Maulis. She stated that she is appreciative of the effort and expense that Pulte Group has put forth to provide this high level of presentation. She also commented on the effort that Pulte Group has put forth to address and meet the concerns of the public on this project. There was no further comments or questions from the public.

# Virtual Floor Plan Tour



<https://my.matterport.com/show/?m=9FCPic5tM1j>



Ms. Grandillo also thanked Pulte Group for their efforts to work with the Planning Commission and the public through this lengthy process to date.

**MOTION: To approve Geauga Lake LLC – Pulte Group (Renaissance Park), Squires-N Aurora-Treat Roads, Major Subdivision – WEST – Preliminary Site Plan (1912031)**

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

Yeas: Ms. Duguay, Ms. Gilmore, Mr. French, Ms. Grandillo, Mr. Maulis

Nays: None

**MOTION: To approve Geauga Lake LLC – Pulte Group (Renaissance Park), Squires-N Aurora-Treat Roads, Major Subdivision – EAST – Preliminary Site Plan (1912032)**

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

Yeas: Mr. French, Mr. Maulis, Ms. Duguay, Ms. Gilmore, Ms. Grandillo

Nays: None

**MOTION: To accept for study Geauga Lake LLC – Pulte Group (Renaissance Park), Squires-N Aurora- Treat Roads, Architecture of Townhouses per Mixed-Use Chapter 1177 (2004009)**

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

Yeas: Mr. Maulis, Ms. Gilmore, Ms. Duguay, Mr. French, Ms. Grandillo

Nays: None

**MISCELLANEOUS**

Ms. Grandillo thanked Peter French for his service to the Planning Commission and congratulated him on his upcoming seat as a member of the Aurora City Council.

Ms. Januska thanked the members for their patience and willingness to conduct this meeting according to the emergency measures. Mr. DePiero stated that it is likely that future meetings may need to be conducted in this manner. Ms. Grandillo echoed the same comments.

**ADJOURNMENT**

**MOTION: To adjourn the meeting at 7:53 p.m.**

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

Yeas: Mr. French, Ms. Duguay, Ms. Gilmore, Ms. Grandillo, Mr. Maulis

Nays: None