

APPROVAL OF MINUTES:

There were not enough members present at the meeting who were in attendance on April 18, 2018 to adopt the minutes of the public hearing or the regularly scheduled meeting. They will be considered at the next meeting.

AGENDA ITEMS:

Tessa Grubb, 952 S Chillicothe Rd – Renewal of Conditional Zoning Certificate / In-Home Child Care (1410030)

Ms. Grubb was not present when this agenda was called. The board moved on to the next item to allow time for her to arrive.

This item was called again late in the meeting and Ms. Grubb had not yet arrived. Mr. DePiero stated that there is no ordinance or resolution that prevents discussing an application without the applicant present. He further stated that the chairman and board members could make that decision. Ms. Grandillo stated that she did not have any issue considering the application as she was on Planning Commission each of the previous times this item was on the agenda in years past. Ms. Januska stated that all the appropriate inspections have taken place with this home occupation and certifications are in place for this child care center to continue. There are no complaints or problems on file of any kind. Ms. Januska was in favor of renewing the CZC.

MOTION: To renew the CZC for Tessa Grubb, 952 S Chillicothe Road – In-Home Child Care (1410030) for an additional 3 years

Mr. Kokinchak moved; Ms. Duguay seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

Trentstone Holding LLC, 720-830 Aurora Lake Road – Conditional Zoning Certificate/Multi-Family Housing in Mixed Use District (1805025)

Rob Norton, 12550 Lake Ave, Lakewood, Ohio was in attendance to answer questions. Chris Lachman, 2218 Stillman Road, Cleveland Hts, Ohio was also in attendance. The business partners have been working on this project for 3 years. Mr. Lachman explained that he was seeking approval for phase 1 of the Trentstone Glens project within the Mixed Use district. This phase would consist of six acres with 7 single family condominiums and 6 two-family attached units. The units will be 2,000 – 3,500 square feet. A walking path, strolling garden with benches, and a center green area with gazebo were shown on the plans. There are no wetlands within phase 1. Heavy landscaping is planned to border the property line and screen the development on the Anna Maria border. A landscape plan was included in the submission. It was also stated that water and sewer lines will continue down Aurora Lake Road.

There was a discussion about the front-facing garages shown on the elevations. Mr. Norton stated that the design of the project includes steep roofs, stone garden walls, and the wood of the garage doors enhance the design. Mr. Lachman stated that they had not considered side-entry garages and that would change the entire layout of the project. Ms. Januska explained that the Architectural Board of Review has residential guidelines that encourage side-entry

garages, however, this project will be in the mixed-use district, and the members will have their own set of design standards to consider.

A possible second phase would include a 12 acre parcel. Between the properties owned currently by Trentstone Holding LLC is the Otto Jackson property. They would like to acquire that parcel. The second phase of the development was explained as less dense with a bridge over the wetlands.

Mr. Vaca examined the submission. He asked if this submission was similar to one proposed in the past for 55 and over residents. It was confirmed that this is not that type of subdivision. He was not opposed to the project as submitted.

There will be a public hearing on this submission June 6, 2018.

MOTION: To accept the conditional zoning certificate submission for study

Mr. Kokinchak moved; Ms. Duguay seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

Code Revisions: Chapter 1180 – Use of Public Ways by Service Providers

Dean DePiero, Law Director gave a brief overview of the code revision. This chapter addresses HB 478 which gives municipalities more ability to regulate the placement and appearance of small-cell equipment installed within their borders. These units are typically attached to traffic lights, utility poles, and other structures for better connectivity of wireless devices.

This code revision will allow more regulation within the right-of-way for Aurora. This allows the city to regulate height, fees, and prevention of installation in area such as the historic districts. It also allows the city to request that this technology be buried where feasible. The city cannot ban the devices, but it will help regulate how intrusive the equipment is. This chapter will comply with the state law and will stand if challenged.

MOTION: To forward a positive recommendation to City Council for the approval of the code revisions: Chapter 1180 – Use of Public Ways by Service Providers

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

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

Nays: None

MISCELLANEOUS:

The Commission expressed their thanks to Corrinne Craine for her years of service as Clerk of Planning Commission. Ms. Craine stated that it was a pleasure she enjoyed for 8 years.

ADJOURNMENT:

MOTION: **To adjourn the meeting at 7:10 p.m.**

Mr. Kokinchak moved; Ms. Duguay seconded, and the motion carried, 4-0, on a roll call vote.

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

Nays: None

Kathi Grandillo, Chairman

Marie Lawrie, Clerk