

Mr. French was not in attendance at that meeting and asked for clarification on the size of the units for the Trentstone Holdings LLC development. The minutes reported the units to be 2,000 – 3,500 square feet. The sign at the property states the units to be 2,000 – 2,600 square feet. He asked if that might be a typographical error. Mr. Lachman verified that the sign at the property is incorrect and in need of updating.

Motion: To adopt the minutes of the May 16, 2018 meeting

Ms. Duguay moved; Mr. Kokinchak seconded, and the motion carried, 3-0-1, on a roll call vote.

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

Nays: None

Abstentions: Mr. French

AGENDA ITEMS:

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

Chris Lachman, 2218 Stillman Road, Cleveland Hts, Ohio was in attendance. 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 design will be a Country French style. First floor master bedrooms units are planned with the possibility of a second story bonus room. Most units will include a basement. Landscaping was described to be extensive in nature. A walking path and a courtyard in the center of the cul-de-sac were described.

Mr. Lachman addressed a question posed at the public hearing pertaining to the impact that the development will have on the creek that runs along the eastern border. He stated that the grading of that area falls approximately eight feet lower than the area of development.

Ms. Grandillo let the members ask any questions they had about the project.

Mr. Kokinchak had no questions.

Ms. Duguay noted that although the staff report stated that this development was similar to the housing located to the east, she stated that it is not similar to the development to the south. She also inquired about the price point. Mr. Lachman stated the cost to be between \$350,000.00 - \$450,000.00.

Mr. French asked why he would offer both free standing and duplex style attached condos. Mr. Lachman stated that demand and variety were the reason. Two car garages were confirmed with some additional parking located around the center green area. Mr. French asked about the driveway that splits to 5 units. Mr. Lachman stated that the design is such to accommodate 2 cars each, parked in the garage spaces. He further stated there would be room to stack 2 cars in front of each garage without disturbing neighbors.

Kathi Grandillo suggested that the HOA address the rules of parking and blocking other driveways. Mr. Lachman stated that would be included in the amendments of the condominium association.

The chairman opened the floor for public comment.

Mark Shalashnow, 623 Cherry Park Oval, was in attendance to make public comment. He asked what the impact of the development would have on the creek. He was uncertain of where the water goes. Mr. Lachman stated that the city engineer could answer that more in depth. He further stated that a retention basin would hold the storm water from his project. Ms. Grandillo explained that the conditional zoning certificate was the subject up for approval at this meeting and the next stage for this project would include much more in depth information that would address his concerns.

Deb Conti, 234 S. Chillicothe Road was in attendance to make public comment. She did not see sidewalks included with this plan. She was wondering how close the walking path would be to the units. She also stated the possibility that neighbors from the next development might come over and access that walking path. Mr. Lachman stated that the creek is substantial and did not see that happening.

No further questions or comments were posed.

MOTION: To forward the conditional zoning certificate to City Council with a positive recommendation

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

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

Nays: None

Saber Healthcare (Aurora Manor), 101 S Bissell Road – Transfer of Conditional Zoning Certificate - (1805027)

Bill Davidson, of Davison Smith Certo Architects, 26031 Center Ridge Road, Suite B, Westlake, Ohio 44145 was in attendance to represent the application. He was seeking to have the original conditional zoning certificate transferred for a nursing home / assisted living facility.

MOTION: To grant the transfer of the conditional zoning certificate for a nursing home / assisted living facility and all conditions associated with Ordinance 1998-153 to Saber Healthcare (1805027)

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

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

Nays: None

Saber Healthcare (Aurora Manor), 101 S Bissell Road – Preliminary and Final Site Plan - (1711035 & 1805026)

Bill Davidson, of Davison Smith Certo Architects, 26031 Center Ridge Road, Suite B, Westlake, Ohio 44145 was in attendance to represent the application. He was proposing to add a 15,000 square foot addition to the facility to include 25 new single resident rooms. They also plan to renovate part of the existing facility changing semi-private rooms into private rooms. The number of beds in total will not change. He further stated that an expansion will be take place in the physical therapy section of the building. The project will include a new entry and an extended driveway.

Ms. Grandillo let the members ask any questions they had about the project.

Ms. Duguay had no questions.

Mr. French asked if the new parking would conflict with the setback. He questioned if variances would be needed. Ms. Davis, Assistant Director of Planning, Zoning, and Building stated that a variance would likely be needed. She further stated that it would be appropriate to accept the final site plan for study at this meeting. Any needed variances could be addressed by Planning Commission at a future meeting.

Mr. Kokinchak asked a question about the parking ratio. Ms. Grandillo stated that 60 parking spaces would be required. The project is proposing 114 spaces.

The chairman opened the floor for public comment.

Deb Conti, 234 S. Chillicothe Road, was present to make comment. She had questions pertaining to the wetlands shown on the plans. She also asked how close the rear parking would be to the property line. She asked for a definition of a delineated wetland. That process categorizes and determines the type of wetland located on a project site. She further stated that more customer parking may accompany the additional physical therapy services.

Chris Lachman, of CSL Consulting, 27900 Euclid Ave, Suite 200, Euclid, Ohio 44132 was present to make public comment. He represents The Campus of Anna Maria located in Aurora, Ohio. He asked what the ratio of private to semi private rooms would be. The answer was 1 semi private to 2 private. With 100 beds, there would be 55 private rooms to 22 or 23 semi private rooms. He also asked if any part of the new structure or parking lot areas going to fall onto the delineated wetland areas. The site plan will be studied for wetland setbacks and any variances that may be needed with this plan. That will be addressed at a future meeting.

MOTION: To accept for study the Preliminary and Final Site Plan for Saber Healthcare (Aurora Manor) 101 S. Bissell Road – Addition (1711035 & 1805026)

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

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

Nays: None

VFW 2629, 1033 N Aurora Road – Changeable Copy Sign - (1805028)

James Carpenter, 981 Lloyd Avenue, Aurora, Ohio 44202 was on hand to answer questions. He was seeking an exception to the Design Standards for a changeable copy sign within the Mixed-Use District. He stated that the sign has been installed.

Mr. Kokinchak asked why the sign was installed before an approval was sought. Mr. Carpenter stated that the VFW membership was unaware that a permit was needed. A sign was present that had changeable letters. This new sign was an upgrade to the current signage. The sign did not change size. The new component fit into the existing sign.

Ms. Duguay asked what the consequences are for doing so. She wanted to discourage other signs from being installed without approvals. Ms. Grandillo stated that if the sign was denied, the organization would need to remove it.

The Chairman asked for public comment.

Deb Conti, 234 S. Chillicothe Road, was present to make public comment. She stated that the sign was tastefully done. She stated that they publicize a lot of worthwhile community activities. She further stated that they could have been asked to turn the sign off until an approval could be sought.

Mr. Kokinchak stated that the blue portion of the sign is not very visible during the day. Otherwise, he stated that he liked the sign.

Ms. Duguay stated that she liked the sign. She further stated that she was not in favor of any other signs being installed without proper approvals.

Ms. Grandillo stated that the sign is for a non-profit organization and not a commercial or retail company.

MOTION: To approve the sign for VFW 2629, 1033 N Aurora Road (1805028)

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

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

Nays: None

MISCELLANEOUS:

None

ADJOURNMENT:

MOTION: To adjourn the meeting at 7:12 p.m.

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

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

Nays: None