

**CITY OF AURORA
PLANNING COMMISSION
MEETING MINUTES
JULY 18, 2018**

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, July 18, 2018, in the Council Chambers of Aurora City Hall. The meeting was called to order at 6:31 p.m. by Planning Commission Chairman Kathi Grandillo.

ROLL CALL:

Present: Peter French
Sarah Gilmore
Kathi Grandillo
John Kokinchak
Absent: Laura Duguay
Also Present: Denise Januska, Director, Planning, Zoning & Bldg. Division
Biljana Sverko, Engineer
Marie Lawrie, Commission Clerk
Chris Gruttadauria, Secretary, Planning, Zoning & Bldg. Division

Ms. Grandillo swore in those in attendance who wished to speak.

SUBMISSION OF SUPPLEMENTAL INFORMATION

An email from Justin Czekaj, City Engineer was distributed to the members.

Motion: To accept the email for consideration

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

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

Nays: None

AMENDMENTS TO AGENDA

None

APPROVAL OF MINUTES:

Motion: To adopt the public hearing minutes of the June 6, 2018 meeting

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

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

Nays: None

Abstentions: Ms. Gilmore

Motion: To adopt the minutes of the June 6, 2018 regular meeting

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

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

Nays: None

Abstentions: Ms. Gilmore

AGENDA ITEMS:

Forest Ridge of Aurora, Lakeland Way & W. Garfield Road – Final Plat of Phase 2A & 2B – (sub lots 36-66) (1803012)

Mark Kopcienski, of Forest Ridge of Aurora LLC, 22720 Fairview Center Drive, Fairview Park, Ohio was present for the discussion. Plans were submitted for review in March, 2018. This submission consists of sub lots 36 – 52 in Phase 2B stopping at the woods and sub lots 53-66 in Phase 2A on Sunrise Circle. Together these will be developed as Phase 2.

The commission members had no questions for the applicant.

Ms. Januska explained that sidewalks would be very challenging to install along State Route 82 and an agreement with the developer is in discussion that would provide funds to the city from the developer to construct approximately 2,000 lineal feet of sidewalks elsewhere.

Ms. Grandillo opened the floor for public comment and questions.

Deb Conti, 234 S. Chillicothe Road was in attendance. She had questions pertaining to the 12 foot utility easement and the storm water management that were noted on page 4 of the plans.

Ms. Januska addressed the questions and explained that the plans pertaining storm water easement are available for viewing at the Planning Department. Also, she explained that the utility easement is 12 feet wide and the utilities are underground. This is a standard easement.

No further questions or comments were posed.

MOTION: To forward the final plat phases 2A & 2B for Forest Ridge of Aurora to council with a positive recommendation, conditioned upon an agreement for the sidewalk requirement along West Garfield Road.

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

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

Nays: None

Aurora Animal Care Center Inc, 305 Aurora Commons Circle – Preliminary Site Plan (1801003) and Final Site Plan (1802010) - Vet Clinic and Kennel

Dr. Ellen Imhof, Aurora Animal Care Center 46 S Aurora Road, Aurora, Ohio along with Clifford Brown, FMD Architects 2841 Riviera Drive, Fairlawn, Ohio 44333 was in attendance. They were seeking an approval on their preliminary site plan, as well as their final site plan for a new commercial building project.

Mr. Kokinchak asked for clarification on the wetlands permit.

Ms. Januska stated that trees were not taken down before the time frame begins for the Indiana Bat migration. This is an endangered species. This delayed the permit pertaining to the wetlands. Mr. Brown further explained that when you apply for a wetland permit, the Army Corps of Engineers contacts the US Fish and Wildlife Division. They do a study for endangered

species and migratory flight paths. A biological assessment was required. Presently, a biological opinion is being finalized. Mr. Brown will pass that official opinion on to the city when it is available. He expects the opinion to state that there will be no biological impact with the development of this site.

There was no one present who wished to make public comment.

Engineering will not permit disturbance of this site until the wetland permit is received.

MOTION: To approve the preliminary site plan for Aurora Animal Care Center, only after the wetland permit is received

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

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

Nays: None

MOTION: To approve the final site plan for Aurora Animal Care Center, only after the wetland permit is received

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

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

Nays: None

ADJOURNMENT:

MOTION: To adjourn the meeting at 6:44 p.m.

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

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

Nays: None

Kathi Grandillo, Chairman

Marie Lawrie, Clerk