



## PLANNING AND ZONING COMMISSION AGENDA

March 23, 2021 7:00 P.M.  
Meeting Location: via Zoom

### CALL TO ORDER ROLL CALL AGENDA REQUESTS

### OLD BUSINESS

1) **Case No. 06-2021**

**Applicant:** SMJ International o/b/o T-Mobile – Aaron Adelman  
**Owner:** Marbonie Inc. – Mark Pawuk  
**Location:** 2915 Brecksville Road  
**Zoning District:** I – Industrial  
**Code Section:** 1159.03 (b) (10) & 1173.15

\* Continued from 2/09/21, 2/23/21, and 3/09/23 meetings: The Village has received an application from SMJ International on behalf of T-Mobile to expand the existing communications tower by adding antennas. The tower is located on the southwest corner of 2915 Brecksville Road.

2) **Case No. 23-2020**

**Applicant/Owner:** Rick Turner, agent for True North Energy LLC.  
**Location:** Kinross Lakes Pkwy/Wheatley Road  
**Zoning District:** PCD – Planned Commerce District  
**Code Section:** 1171.13 & 1171.15

Continued from 2/23/21 meeting: The applicant is requesting final plan approval to construct a 4,290 square foot gas station on the northeast corner of Kinross Lakes Parkway and Wheatley Road.

### NEW BUSINESS

3) **Case No. 12-2021**

**Applicant:** Pulte Homes – Jim O'Connor  
**Location:** Briarwood Estates  
**Zoning District:** None  
**Zoning Code:** 4.7 of the Subdivision Regulations

The applicant is requesting preliminary plan approval to create 130 sublots on approximately 126 acres currently located in Richfield Township but subject of a filed annexation to the Village.



4) **Case No. 13-2021**

**Applicant:** Pulte Homes – Jim O’Connor  
**Location:** Briarwood Estates  
**Zoning District:** None  
**Zoning Code:** 1171.09 & 1171.11

The applicant is requesting preliminary development plan approval for a proposed 130 single-family home subdivision on approximately 126 acres currently located in Richfield Township but subject of a filed annexation to the Village.

5) **Case No. 14-2021**

**Applicant:** Kim Ganley / Energy Wellness Studio  
**Location:** 4183 W. Streetsboro Road, Unit 201  
**Zoning District:** CH-II Commercial Historic  
**Zoning Code:** 1163.17(a)

The applicant is requesting to install a 2.23’ x 3.83’ (8.559 sq. ft.) sign on the building located at 4183 W. Streetsboro Road.

6) **Case No. 15-2021**

**Applicant:** Emily Savioli / Stitches & Stowaways  
**Location:** 4183 W. Streetsboro Road, Unit 101 & 103  
**Zoning District:** CH-II Commercial Historic  
**Zoning Code:** 1163.17(a)

The applicant is requesting to install a 1.71’ x 4.67’ (7.98 sq. ft.) sign on the building located at 4183 W. Streetsboro Road.

7) **Case No. 16-2021**

**Applicant:** Village Council  
**Location:** P.P.N. 48-00567; 48-00812; 48-01293; 48-01230; 48-01198; 48-00563;  
west of Whitethorn Circle West & south of Sawbridge Drive  
**Zoning District:** None  
**Code Section:** 9.06 of the Village Charter

Referral of Resolution 26-2021 to Planning Commission from the 3/16/21 Council Meeting.  
This mandatory referral pursuant to Section 9.06 of the Village Charter relates to an annexation request of approximately 118 acres of land from Richfield Township.



**8) Case No. 17-2021**

**Applicant:** Village Council  
**Location:** Briarwood Estates  
**Zoning District:** None  
**Code Section:** 9.06 of the Village Charter & Section 1115.05 of the Planning and Zoning Code

Ordinance 30-2021 referred from the 3/16/21 Council Meeting pursuant to Section 9.06 of the Charter and Section 1115.05 of the Planning and Zoning Code. Village Council is requesting Planning Commission's report and recommendation of the Zoning District to be applied to the approximate 118 acres of land proposed to be annexed from Richfield Township.

**APPROVAL OF MINUTES: 3/09/21**

**MAYOR'S REPORT**

**COUNCIL REPORT**

**DIRECTOR OF PLANNING AND ZONING REPORT**

**COMMENTS FROM THE PUBLIC**

**UNFINISHED BUSINESS**

**ADJOURNMENT**

**Next Regularly Scheduled Meeting Date:** April 13, 2021

**\*\* Zoom Meeting Information \*\***

**Join Zoom Meeting**

<https://zoom.us/j/92287826616?pwd=NlpVK0pEaXhTaThVvVZzUUpNTXlhQT09>

Meeting ID: 922 8782 6616

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