



## PLANNING AND ZONING COMMISSION MEETING MINUTES

Tuesday, March 12, 2019 – 7:00 p.m.

**CALL TO ORDER:** Dr. Boester called the meeting to order at 7:05 p.m.

**ROLL CALL:** Charles Boester, Dan Holahan, Roger Swan, and Ralph Waszak were present. Bart Sauer was absent.

**OTHERS PRESENT:** Planning and Zoning Director Brian Frantz, Mayor Bobbie Beshara.

**Mr. Waszak made a motion to excuse Mr. Sauer and Mr. Holahan seconded his motion. All members were in favor.**

**AGENDA REQUESTS:** None.

**OLD BUSINESS:** None.

**NEW BUSINESS:**

- 1) Case No. 07-2019  
Olesia's Taverne of Richfield / Meow Property Management  
3960 Broadview Road

Mr. Frantz reported the applicant is requesting final site plan approval for the improvement project located at 3960 Broadview Road. The improvements consist of a 24'x40' addition for a kitchen expansion and a delivery ramp/entrance. The applicant received architectural and civil engineering review feedback and will make the edits as requested. Mr. Frantz noted the Fire review has not yet been completed and Lt. Purkey requested additional site plan information from the applicant.

Mr. Holahan asked if the elevator accesses the basement level and Mr. Butano advised it will only access the main floor/first floor and the second floor. Mr. Holahan stated he is impressed with the improvements they have made so far.

Mr. Waszak thanked the applicant for providing wonderful plans and addressing the previously provided feedback.

**Mr. Waszak made a motion to approve Case No 07-2019 subject to civil, architectural and fire final approval and Mr. Swan seconded his motion. All members were in favor.**

- 2) Case No. 09-2019  
Applicant/Owner: Electric Guard Dog, LLC / Cindy Williams  
Zoning District: I – Industrial  
Code Section: 1171.11 (c) (8)



Case No. 09-2019 is a referral to Planning Commission from the 3/05/19 Council (60 days) – the applicant is requesting a text amendment to zoning code section 1171.11(c)(8) to allow the use of electrified security fences in the Industrial District. Mr. Frantz reported the next step of the text amendment referral process is to post a public notification notice and set the informational hearing for April 9<sup>th</sup>, 2019. The Planning Commission Board was acceptable to set the informational hearing for April 9<sup>th</sup>, 2019.

**Mr. Waszak made a motion to table Case No 09-2019 until the April 9<sup>th</sup>, 2019 Planning Commission meeting and Mr. Swan seconded his motion. All members were in favor.**

3) Case No. 10-2019  
Everett Pointe Development / Pulte Homes

Mr. Frantz reported the applicant is seeking architectural approval for a model home to be located on subplot 2 in the Everett Pointe development. The applicant provided a revised site plan and elevations, noted as Exhibit A, at the beginning of meeting. The exhibit includes the revisions as requested in the recent architectural review. Mr. Frantz stated the applicant has been receptive to the civil and architectural feedback given and has made significant changes from the initial set of drawings.

The applicant stated they wish to seek approval on the model home so they can begin construction soon. They will continue to finalize the full set of elevations for the portfolio of homes they plan to offer and will submit separately for approval. The model home is located on subplot 2. The corner lot (subplot 1) home will have two front facades when built, one facing Everett Road and one facing Gianni Way.

Dr. Boester asked about the materials types and colors and Mr. Filipkowski presented a sample board. The sample board displayed the siding, stone and roof shingle options. The stone will be a cultured stone, the siding and shake siding will be vinyl; and available in a handful of color options. The accent trim, panel board, and box bays will be white only. Pulte plans to use the same color of shingle on all the homes called weatherwood.

Mr. Frantz reiterated that the stone cannot terminate at an outside corner and it needs to carry around to an inside corner or architectural feature.

**Mr. Swan made a motion to approve Case No 10-2019 subject to administrative approval of the revised plans (Exhibit A) receiving final architectural approval and Mr. Holahan seconded his motion. All members were in favor.**

4) Case No. 11-2019  
Everett Pointe Development / Pulte Homes

Mr. Frantz stated the applicant is seeking architectural approval for the 'front elevation only' of new homes to be located in the Everett Pointe development. The applicant provided a revised set of elevations, noted as Exhibit B, at the beginning of meeting. The exhibit includes revisions to the front elevations as requested in the recent architectural review. The applicant is finalizing revisions to the remaining three sides of elevations and



will seek approval at a later date. Mr. Frantz stated there is a look alike clause on color and elevations noted in the Everett Pointe Declaration of Covenants and Restrictions. The applicant acknowledged Mr. Frantz's comment and is aware of the clause, as well as noted that Pulte has a similar clause in their business model.

**Mr. Waszak made a motion to approve Case No 11-2019 subject to administrative approval of the revised front elevations (Exhibit B) receiving final architectural approval and Mr. Holahan seconded his motion. All members were in favor.**

Mr. Frantz requested to add Case No. 12-2019 to the agenda – request to amend final plan for Everett Point on behalf of KNL Homes, pursuant to section 1171.15 of the zoning code. Amendment is to remove the walking trail on exterior and to add sidewalks.

**Mr. Waszak made a motion to add Case No 12-2019 to the agenda and Mr. Swan seconded his motion. All members were in favor.**

- 5) Case No. 12-2019  
Everett Pointe Development / KNL Homes

Mr. Frantz stated the applicant is requesting modification to an approved site plan. The modification request is to remove the walking trail on the perimeter of the development and to add sidewalks. The sidewalk plans are pending civil review and approval by the Village Engineer. Mr. Frantz stated the lighting and landscape plans were previously approved and can provide a copy of the approved plans to the Planning Commission.

**Mr. Waszak made a motion to approve Case No 12-2019 subject to administrative approval of the modified final plan to remove the walking path and to include sidewalks. Mr. Holahan seconded his motion and all members were in favor.**

- 6) Case No. 08-2019  
Applicant/Owner: Village Council  
Zoning District: Various  
Code Section: Various

Case No. 08-2019 is a referral to Planning Commission from the 2/19/19 Council (90 days) – applicant is requesting a text amendment to zoning code sections 1181.09, 1171.11(b)(c), 1177.03(b)(d), 1107.09(c), 1145.15(a) and 1113.

Mr. Frantz stated everything in the draft is the same as discussed in prior meetings and includes the recent comment provided by Mr. Waszak. The added revision/comment is to restrict building material types to only be all masonry on non-residential construction.

Mr. Waszak commented that he would like to recant this statement and research it further. He would like to add more material types to the list and not limit to all masonry only. He doesn't want to stifle the use of modern materials.



Mr. Frantz reported the next step of the text amendment referral process is to post a public notification notice and set the informational hearing for April 9<sup>th</sup>, 2019. The Planning Commission Board was acceptable to set the informational hearing for April 9<sup>th</sup>, 2019.

**Mr. Holahan made a motion to table Case No 08-2019 until the April 9<sup>th</sup>, 2019 Planning Commission meeting and Mr. Swan seconded his motion. All members were in favor.**

**APPROVAL OF 2/12/19 MINUTES:** Mr. Holahan made a motion to approve the minutes as amended and Mr. Waszak seconded his motion. All members were in favor.

**MAYOR'S REPORT:** Mayor Beshara reported the following:

- Mayor Beshara, Mr. Frantz and Amy Nauer will be in Columbus on Tuesday, March 26 and asked if the start time of the Planning Commission meeting could be moved. Dr. Boester stated the board is flexible and can adjust if needed;
- The Fire Strategic Planning meeting was well attended and anticipates another large turn out at the next meeting;
- The Fire Department hire a full-time person;
- The Police Department hired a part-time officer and part-time dispatcher;
- Adopt-a-spot meeting is scheduled for Thursday;
- April 6<sup>th</sup> is the Art Show at Masonic Hall;
- April 27<sup>th</sup> is the annual Arbor Day tree handout event.

**COUNCIL REPORT:** Mr. Waszak reported the following:

- Council reviewed information on the pending copier machine agreement;
- Accepted the NOPEC grant;
- Two text amendment referrals to Planning Commission;
- Resolution passed for Revere Schools/Bus Garage project and includes an easement for the sewer lines to be located on the Bath side of Everett Road.

**DIRECTOR OF PLANNING AND ZONING REPORT:** Mr. Frantz reported the following:

- Provided the Planning Commission with conceptual drawings of a potential project by Jim Winar located at 3647 Brecksville Road;
- The next Planning Commission meeting will not be Kaczmar work session and will include applicant requests (Jim Winar and Pulte Homes);
- Kaczmar is scheduled for a Planning Commission work session in April;
- Finalizing land swap details on the water tower project;
- Finalizing site engineering for the water tower and it should take approximately 18 months to complete once started.

Mr. Swan asked about the mounding (hill) in the front of the development at Ashton Village located on Streetsboro Road. Mr. Frantz stated that was approved but will double check the final site plan.



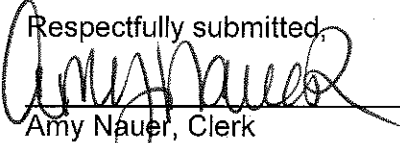
Mr. Swan asked if Everett Pointe will look similar to Ashton Court. Mr. Frantz stated they will look similar, however Everett Pointe doesn't have the historical district overlay requirement.

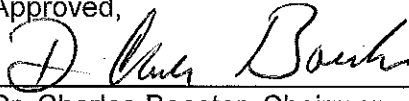
The Planning Commission agreed to change the start time of the next meeting, March 26<sup>th</sup>, 2019 to 6:00 PM.

**COMMENTS FROM THE PUBLIC:** None.

**UNFINISHED BUSINESS:** None.

**ADJOURNMENT:** A motion was made by Mr. Holahan to adjourn the meeting and Mr. Waszak seconded his motion. All members were in favor. Meeting adjourned at 9:07 pm.

Respectfully submitted,  
  
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Amy Nauer, Clerk  
Planning and Zoning Commission

Approved,  
  
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Dr. Charles Boester, Chairman  
Planning and Zoning Commission