

**MINUTES
PLANNING COMMISSION**

November 20, 2013

MEMBERS PRESENT: Mark Weaver, Fred Seling, Ron Rehm, Gil Ning, Jean Boen, Wanda Christopher-Finn, Heather Kobilarcsik, Jackie Middleton and Kevin Lowry

STAFF PRESENT: Andrew Dutton

I. MINUTES

Wanda Christopher-Finn moved, Ron Rehm seconded, to approve the Minutes October 23, 2013 as received. Motion carried by a 9-0 vote.

II. DEVELOPMENT PLAN

Application SP-560. Chris Siart, representing Daisy Brand, requesting final development plan approval in order to construct a 173,000-sq. ft. facility on Geyers Chapel Road, north of Akron Road, in M-2 (General Manufacturing) and M-4 (Open Space/Heavy Manufacturing) Districts.

Chuck Jacobs and Brian Boggs, Dennis Group, representing Daisy Brand, were present. Mr. Jacobs stated a site plan had previously been presented to and approved by the Planning Commission but as engineering plans were developed, the decision was made to shift the building to the west. Mr. Jacobs stated the building was rotated to face north which allowed for a new public road to be added, which would be dedicated to the City. Mr. Jacobs stated the entrance to Daisy would come off of the new road. Mr. Jacobs stated the footprint of the building was essentially the same as what had been approved.

Mr. Rehm noted a variance was needed because of the length of the cul-de-sac. Mr. Rehm also noted that Staff indicated a revised landscaping plan needed to be submitted in addition to a traffic impact study and lighting plan. Mr. Jacobs stated an application was submitted to the Board of Zoning Appeals for its December 5 meeting. Mr. Jacobs stated he was aware of the need for a landscape plan, and they were looking to hire a local landscape firm to develop those plans. Mr. Jacobs noted that the landscape plan would meet all City Codes. Mr. Rehm questioned the traffic impact study. Mr. Jacobs stated he provided a traffic impact study to the City Engineer at the time the site plan was initially submitted which included the relocation of the intersection. Mr. Jacobs noted the City Engineer accepted that as their traffic impact study previously, but he would discuss that further with the City Engineer. Mr. Rehm questioned the lighting plan for the project. Mr. Jacobs stated the lighting plan would be part of the detailed plans submitted for the project. Mr. Dutton noted the Commission had the ability to waive the requirement for the sidewalk.

Ron Rehm moved, Jean Boen seconded, to grant the request of Daisy Brand for final development plan approval in order to construct a 173,000-sq. ft. facility on Geyers Chapel Road, north of Akron Road, in M-2 (General Manufacturing) and M-4 (Open Space/Heavy Manufacturing) Districts, contingent upon the following: That the Board of Zoning Appeals grant a variance to allow a cul-de-sac length of more than 1,000 feet; that a revised landscaping plan be submitted which indicated the quantities, size and species of landscaping, designates at least 27 trees in front of the building as 2 ½" caliper per the requirement for street trees; and at least one tree is added for every landscape island; that a traffic impact study be provided for review by Staff and address any

necessary improvements required by the study; and that a lighting plan be submitted indicating the location, height, style and coverage of exterior lights. The Commission waived the requirement for sidewalks along Geyers Chapel Road and the proposed road to be constructed by Daisy Brand.

Mr. Weaver stated that, as before, the plan was consistent with all the various sections of the Zoning Code and was consistent with the conditions which were noted.

Motion carried by a 9-0 vote.

III. **FINAL SUBDIVISION PLAT**

Application S-539. John Long of Shaffer, Johnston, Lichtenwalter & Assoc., on behalf of Chesterland Estates, requesting final plat approval for the subdivision of 21.4 acres into 3 lots located on the east side of Route 585, north and west of Enterprise Drive, and a public right-of-way for the future Progress Drive running east from the terminus of Enterprise Parkway in M-1 (Limited Manufacturing) and M-2 (General Manufacturing) Districts.

John Long, Shaffer, Johnston, Lichtenwalter & Assoc., stated the proposed plat was for the Bauer Corporation site to be located on lot #9651. Mr. Long stated they were requesting that the sidewalk requirement be waived for one side of the street. Mr. Long stated the south side of Progress Drive already had an existing building on it (Stonecraft), and there were no public exits or entrances on the north side (only emergency exits); a sidewalk was proposed on the north side of Progress Drive. Mr. Long stated the slope was “pretty severe” from the Stonecraft property to Progress Drive; the roadway elevation was actually at or above the roofline of the Stonecraft building. Mr. Long stated he had received the comments from the Engineering Department, and a preliminary plan had been approved by them. The west line of the original plat submittal was modified slightly to comply with engineering designs for the Bauer Corporation lot (the west line of lot #9651 now had a bend in it 135’ off of the roadway). Mr. Long stated there would not be an Owner’s Association for the property; preliminary construction drawings had been submitted; final drawings would be submitted; all necessary approvals would be obtained. Mr. Long stated there were ongoing discussions with the City and the developer regarding the Subdivision Agreement and performance guarantee, and approval was being requested contingent upon that being put into place.

Mr. Rehm questioned if the waiving of the sidewalks also pertained to the west side of Enterprise. Mr. Dutton stated sidewalks existed along the east side. Mr. Dutton stated he was fine with sidewalks being eliminated on Progress Drive based on the use and there being no uses on the south side of the street. Mr. Long stated sidewalks were shown on the west side of Enterprise to the cul-de-sac. Mr. Long stated sidewalks were shown to be added whenever the lots were developed. Mr. Long noted that the request to waive the requirement for sidewalks was only for the south side of Progress Drive, and only for one lot (#9322--Compaq).

Jackie Middleton moved, Ron Rehm seconded, to grant the request of Chesterland Estates for final plat approval for the subdivision of 21.4 acres into 3 lots located on the east side of Route 585, north and west of Enterprise Drive, and a public right-of-way for the future Progress Drive running east from the terminus of Enterprise Parkway in M-1 (Limited Manufacturing) and M-2 (General Manufacturing) Districts, contingent upon the fulfillment of Staff and Engineering recommendations, and waiving the sidewalk requirements on the south side of Progress Drive for lot #9322.

Mr. Weaver stated all of the criteria had been addressed for approval and stated the plan was in keeping with all relevant Zoning Code requirements.

Motion carried by a 9-0 vote.

Meeting adjourned at 5:51 p.m.

Kevin Lowry, Chairman

Laurie Hart, Administrative Assistant