

**CITY OF AURORA
PLANNING COMMISSION
MEETING MINUTES
APRIL 17, 2019**

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, April 17, 2019, in the Council Chambers of Aurora City Hall. The Planning Commission Chairman Kathi Grandillo called the meeting to order at 6:30 p.m.

ROLL CALL:

Present: Laura Duguay
Peter French
Sarah Gilmore
Kathi Grandillo
Dixie Benschhoff

Also Present: Denise Januska, Director, Planning, Zoning & Building Division
Justin Czekaj, City Engineer
Jack Burge, Director, Economic & Entrepreneurial Development
Harold Hatridge, Councilman
Dean DePiero, Law Director
Marie Lawrie, Secretary
Ken Lahmers, Aurora Advocate

Dean DePiero, Law Director, swore in those in attendance who wished to speak.

SUBMISSION OF SUPPLEMENTAL INFORMATION

Motion: To accept the memo from Ben Askren, City Arborist pertaining to MJ Property LLC, 1340 Page Road for consideration

Dr. Benschhoff moved; Mr. French seconded, and the motion carried 5-0 on a roll call vote.

Yeas: Dr. Benschhoff, Mr. French, Ms. Gilmore, Ms. Grandillo, Ms. Duguay

Nays: None

AMENDMENTS TO THE AGENDA

Saber Healthcare will not be moving forward with the plans for an addition of their facility at this time and have withdrawn their application.

MOTION: To remove Saber Healthcare (1711035) & (1805026) from the agenda

Ms. Gilmore moved; Ms. Duguay seconded, and the motion carried 5-0 on a roll call vote.

Yeas: Ms. Gilmore, Ms. Duguay, Mr. French, Ms. Grandillo, Dr. Benschhoff

Nays: None

APPROVAL OF MINUTES

MOTION: To adopt the minutes of the March 20, 2019 emergency meeting, as submitted

Mr. French moved; Ms. Duguay seconded, and the motion carried 5-0 on a roll call vote.

Yeas: Mr. French, Ms. Duguay, Ms. Gilmore, Ms. Grandillo, Dr. Benschhoff

Nays: None

MOTION: To adopt the minutes of the March 20, 2019 public hearing, as submitted

Ms. Gilmore moved; Ms. Duguay seconded, and the motion carried 5-0 on a roll call vote.

Yeas: Ms. Gilmore, Ms. Duguay, Mr. French, Ms. Grandillo, Dr. Benshoff

Nays: None

MOTION: To adopt the minutes of the March 20, 2019 regular meeting, as submitted

Ms. Duguay moved; Mr. French seconded, and the motion carried 5-0 on a roll call vote.

Yeas: Ms. Duguay, Mr. French, Ms. Gilmore, Ms. Grandillo, Dr. Benshoff

Nays: None

AGENDA ITEMS**MJ Property LLC, 1340 Page Road, Transfer of Conditional Zoning Certificate (1903011)**

James Scalia and Mike Ostetrico of 1340 Page Road were present at the meeting. They were seeking a transfer of the conditional zoning certificate for the property that they have purchased. A landscape plan was submitted with the application. The new owners stated that they are working on fire safety and the appearance of the property. A mound with trees has already been completed. The landscape plan submitted represents phase 2. A memo from the city arborist was accepted into the record which indicated that other trees would be recommended in place of the trees on the landscape plan.

Ms. Grandillo asked the members for comments and questions. Dr. Benshoff had no questions. Ms. Gilmore inquired about phase 1 and phase 2 of the landscape plans. Mr. Ostetrico explained that currently they have white spruces planted on the mound. He further explained that there will be screening on all sides when phase 2 is complete. Ms. Gilmore asked if the new owners had spoken to neighboring properties about their plans. The answer was not yet.

Mr. French asked if the new owners had worked there in the past. The answer was yes. Mr. Ostetrico explained that they purchased this property along with another parcel and were aware of the past problems. The new owners were tenants when Mr. Telerico owned the property. Mr. Scalia has been operating at that location for 8 years. Mr. Ostetrico has been operating at that location for 5 years. Mr. French inquired whether they planned to expand. The answer was no.

Ms. Duguay asked about the other rental units in the building. She asked if there would be more tenants. Mr. Ostetrico discussed the current tenants and explained that he and Mr. Scalia are the only ones who use the outdoor storage. All other tenants stay inside their spaces. Mr. Ostetrico has a trucking company and Mr. Scalia operates a concrete business.

Ms. Grandillo asked for public comment. Harold Hatridge, 195 Devorah Drive, Councilman Ward 6 was in attendance to make public comment. He explained that this address has been a problem for 8 years. He asked for verification that Mr. Telerico and Mr. Allen have vacated the premises. This was verified. He stated he hopes that the new owners will rectify the problems of the past. He stated that screening was supposed to be put in place, which did not happen. He is hopeful that this new owner and their plans will be the correct solutions for all parties. He understood that the situation is difficult, being that one side of the road is zoned industrial and the other side is residential.

Mr. Hatridge was in favor of the landscaping mounds. He voiced his concern about the amount of traffic involving large trucks. He was aware of the issues with ingress and egress of these vehicles and the damage done to the property across the street. He asked if the driveways would be addressed to alleviate this problem. He asked if there would be a fence with screening installed around the outdoor storage.

Mr. Ostetrico was asked to come forward and discuss the issues involving the semi trucks entering the property. He explained that the apron has been extended with gravel to temporarily address this problem. Trucks damaging the neighbors property were stated to be mostly trucks using the driveway as a turn around when they see the sign that prohibits them from continuing on Page Road. He has also noticed more shipping trucks in the area. He tries to stop those trucks and let the drivers know they need to fix the damage. He stated that they can work on the approach. He further stated that the property across the street is wet all of the time and it damages easily. He mentioned that he had some ideas on how to address that, if the homeowner agrees.

Ms. Grandillo stated that she is glad they will be screening the property. She understood that the new owners have more at stake than a landlord of the property. She was in favor of the landscaping plan.

Dr. Benshoff stated that it sounded like the new owners are making an sincere effort to improve the property and should be commended for that.

Ms. Januska suggested that the members consider approving the application with the stipulation that they adhere to the conditions listed in the staff report, including obeying the noise ordinance, limiting outdoor storage to vehicles and equipment directly related to the businesses and promptly implementing the landscape plan. She also suggested that they consider the memo from the city arborist and make a condition that they follow his suggestions as they pertain to the landscape plan. She further suggested widening the driveway and a timely completion of these conditions not to exceed 18 months. She clarified that the improvements will take place in three phases. The landscape plan shows the new gate as part of phase 3.

MOTION: To approve MJ Property Group LLC, 1340 Page Road, Transfer of Conditional Zoning Certificate – (1903011) adhering to all the above conditions

Mr. Dr. Benshoff moved; Ms. Gilmore seconded, and the motion carried 5-0 on a roll call vote.

Yeas: Dr. Benshoff, Ms. Gilmore, Ms. Grandillo, Ms. Duguay, Mr. French

Nays: None

JW Congregational Support Inc., 554 & 610 S Chillicothe Road, Conditional Zoning Certificate – To allow a place of worship in O-1 Zoning District (1901001)

Chip Wise, 229 Bowland Road, Mansfield, Ohio was present at the meeting. Architect, Cliff Collins, 697 Briarcliff Drive, Aurora, Ohio and Engineer/Designer, Marco Iafano, 4343 Cherryhurst Drive, Stow, Ohio were also in attendance. He explained that a kingdom hall is being proposed on the south half of the properties. He stated the structure to be 2800 square feet. He explained that the use would be low impact with 45-53 parking spaces. It will be used by several congregations to serve in the city. The nature of the building was described as educational. At this time, they are searching for a property and this site would well suit their needs.

Ms. Grandillo opened the floor to questions of the members. Ms. Duguay asked if the building would be rented out. The answer was no. Mr. French stated that he did research and visited several existing kingdom halls and found the buildings and grounds are well taken care of. He called them good neighbors in their established

communities. He further stated that his vote would be based solely on whether the use was comparable to permitted or conditional uses in O-1. He stated it was not comparable.

Dr. Benshoff asked a question pertaining to the elevations of the proposed structure. She wondered if the stone on the south elevation was for a fireplace or an architectural feature. It was decorative.

Ms. Gilmore asked about the driveway on the site plan. It was shown as a single ingress for the kingdom hall and a future potential development on the north parcel. Ms. Januska explained that this site plan is preliminary. A full traffic impact study will be necessary and may determine that the driveway would be better suited in another location. Ms. Januska was not in favor of multiple curb cuts and would like to see any development on the north parcel share an entrance with the kingdom hall.

Ms. Grandillo asked if a turn lane would be needed. Ms. Januska stated that a full traffic study would be needed to determine that. Due to the amount of concern over traffic with this development, a preliminary traffic study was requested. A full traffic study would be required with the next submittal of a site plan, should the conditional zoning certificate be approved.

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

MOTION: To forward a positive recommendation to City Council for the approval of the conditional zoning certificate for JW Congregational Support Inc., 554 & 610 S Chillicothe Road with the conditions that both structures are demolished, and the parcels improved with a single ingress and egress

Ms. Gilmore moved; Ms. Duguay seconded, and the motion carried 4-1 on a roll call vote.

Yeas: Ms. Gilmore, Ms. Duguay, Ms. Grandillo, Dr. Benshoff

Nays: Mr. French

MISCELLANEOUS

None

ADJOURNMENT

MOTION: To adjourn the meeting at 6:59 p.m.

Ms. Duguay moved; Mr. French seconded, and the motion carried 5-0 on a roll call vote.

Yeas: Ms. Duguay, Mr. French, Ms. Gilmore, Ms. Grandillo, Dr. Benshoff

Nays: None

Kathi Grandillo-Chairman

Marie Lawrie, Secretary