

**CITY OF AURORA
PLANNING COMMISSION
MEETING MINUTES
APRIL 21, 2021**

The Aurora Planning Commission met in a scheduled meeting on Wednesday, April 21, 2021, facilitated by the internet application Zoom. Kathi Grandillo called the meeting to order at 6:32 p.m.

ROLL CALL:

Present: Jeff Austin
Laura Duguay
Kathi Grandillo
Jim Maulis
Absent: Sarah Gilmore
Also Present: Denise Januska, Director, Planning, Zoning & Building Division
Dean DePiero, Law Director
Sara Cooper, City Engineer
Marie Lawrie, Clerk

Mr. DePiero swore in those in attendance who wished to speak.

AMENDMENTS TO THE AGENDA

None

SUBMISSION OF SUPPLEMENTAL INFORMATION

MOTION: To accept the revised parking plan for 46 S Aurora Rd, for consideration

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

Yeas: Ms. Duguay, Mr. Maulis, Mr. Austin, Ms. Grandillo

Nays: None

APPROVAL OF MINUTES

MOTION: To adopt the minutes of the March 17, 2021 meeting, as submitted

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

Yeas: Mr. Maulis, Ms. Duguay, Mr. Austin, Ms. Grandillo

Nays: None

AGENDA ITEMS

Sommers Real Estate Group LLC - E Pioneer Trail - Plat Correction (2104006)

Dean DePiero, Law Director gave a brief overview of the litigation that has taken place over the years involving East Pioneer Trail. He said the road was once an unimproved country road. He explained that the recorded plat and the actual location of the road do not match. He said he has spent many years trying to resolve this issue. He stated that the city is satisfied with this plat correction.

Ms. Grandillo asked the members for their questions or comments. Mr. Maulis asked if the plat correction will match where the road is currently located. The answer was yes.

Ms. Januska stated that no new lots would be created with this plat correction, however the existing lots to the north would become slightly smaller and the existing lots to the south would become larger. She said the number of lots are not changing.

Ms. Grandillo asked if this change would result in non-conforming lots. Ms. Januska explained that the lots within the R-2 zoning area are currently non-conforming and correcting the road was the most important issue.

Ms. Grandillo opened the floor for public comment. Deb Conti, 234 S Chillicothe Road was linked into the meeting and had her hand raised. Ms. Conti asked about the existing homes along E Pioneer Trail and how this will change their properties. She also asked if the road could be moved in the future. Ms. Januska explained that the old homestead and barn will be demolished, and the undeveloped lots will be replated as shown on the map.

Richard Sommers, of Sommers Real Estate Group, 10585 Somerset Drive, Chardon, Ohio was in attendance to address the commission members. He stated that the replat does not affect established homes and merely adjusts the 11 lots from the 1926 plat to the court ordered prescriptive easement.

Mr. Maulis asked if Mr. Sommers had any additional information for the board members to consider. Mr. Sommers explained that this will resolve what appears to be a survey error from 1926. He said that an 8-foot walkway existed on the original plat that would connect to the Paddock River Preserve. He said that research is still underway to verify this, and he would present more information on this at the next meeting. He explained that it is his intention to create this walkway over the 20-foot sanitary sewer easement and create connectivity from E. Pioneer Trail to the Paddock River Preserve.

Ms. Grandillo asked if there were any other questions or comments. There were none.

MOTION: To accept for study, Sommers Real Estate Group, LLC, E. Pioneer Trail – Plat Correction (2104006)

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

Yeas: Mr. Maulis, Ms. Duguay, Mr. Austin, Ms. Grandillo

Nays: None

Bryan Garber (Evexia), 46 S. Aurora Rd – Parking Plan (2104008)

Bryan and Johanna Garber, of 219 Greentree Circle, Aurora were in attendance to answer questions. Ms. Garber explained that Evexia will be a café, bakery, and market. She said it would be a fast casual concept. She explained that you would place your order and then pick up your food at the end of the line. She said it would include ample healthy options, including vegetarian and vegan choices. She said the market would be stocked with goods from local vendors. She further explained that they intend to have a patio space for people to gather.

Ms. Januska explained that anytime parking is proposed within the front setback of a property, approval is needed from the Planning Commission. She also said that a 4-foot variance would be needed from the Board of Zoning Appeals to allow the revised parking plan, due to the 50-foot setback requirement. Ms. Januska also stated that this parking plan is a little short of the required parking spaces, but with the fast casual concept that may be acceptable. Ms. Januska also explained that City Council is considering CRA money for this application. She said that if the members like the parking plan and intend to approve it, it would need to be contingent upon the needed variance from the Board of Zoning Appeals.

Ms. Grandillo asked if a public hearing was needed for this application. Ms. Januska stated that a public hearing was not required for Planning Commission, however; the variance that would go before the Board of Zoning Appeals would be a public hearing. Ms. Grandillo stated that she saw this project at City Council. She said the drawings were impressive and she was excited that something may be coming to that building.

Ms. Grandillo opened the floor for comments and questions of the members. Mr. Maulis stated that he was extremely impressed and that he was in favor of this use for the building. He referred to the revised parking plan and asked if the applicant were confident that people backing out of the 8 parking spaces across from the parallel parking spaces would have adequate room to maneuver.

David Maison, of Maison Architecture and Design, 32110 Deerfield Drive, Avon Lake, Ohio addressed the maneuvering question of Mr. Maulis. He stated that he provided more than the required width for a double-loaded driveway and was confident that there would be adequate room to maneuver.

Ms. Duguay stated that the drawings were beautiful. She said that she was excited about the use of the building and the look of the exterior and interior of the building. She asked if there was consideration of making the parking lot one-way. She stated that she had the parking lot of the Starbucks in her mind when questioning if this parking lot might be suited to one direction. Mr. Maison stated that he was confident that there was adequate room to utilize a two-way parking lot. Ms. Duguay stated that she was considering the amount of traffic in the morning hours that may occur during the start of school and expressed concern for the flow of traffic if an accident did occur in that area. Ms. Duguay inquired about the location of the dumpster. It was located on the site plan in the rear corner of the parking lot.

Ms. Grandillo opened the floor for public comment. Deb Conti, 234 S. Chillicothe Road had her hand raised. She stated that the new business would have more activity than the veterinary clinic that was located in this building previously. She asked if they considered making the parking lot one direction during certain hours. She stated that she has seen many near misses with the traffic at Starbucks. She also said that a one-way parking lot is nice because when you back up you only have to look one direction.

MOTION: To accept for study, Bryan Garber (Evexia), 46 S. Aurora Rd – Parking Plan (2104008)

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

Yeas: Mr. Maulis, Ms. Duguay, Mr. Austin, Ms. Grandillo

Nays: None

Jeff and Meghan Bradish, 660 E Garfield Rd – Wetland Setback Variance for Driveway (2103005)

Jeff and Meghan Bradish, 2535 Traymore Road, University Hts., Ohio were linked into the meeting. They were seeking a 74-foot wetland setback variance to install a driveway on parcel number 03-032-00-00-004-000. Mr. Bradish explained that a wetland delineation has been completed. He stated that the purchase of this property is contingent upon getting this variance for the driveway. He said he has walked the property with both engineers and builders and the proposed location of the driveway is the only place to construct it without disturbing the wetlands. He said the current owners had a study done 15 years ago and the result was the same outcome for the driveway. He said there was a narrow stretch between the wetlands and the gas easement to work with.

Ms. Januska announced that the public hearing for the wetland setback variances will happen at the May 5, 2021 meeting. She also stated that both requests have been forwarded to the Chagrin River Watershed Partners for their review. Ms. Januska stated that the Bradish family was not proposing their house at this time, but just the driveway to get access onto the property.

Mr. Bradish stated that before he closes on this purchase, he wants to be sure a driveway will be permitted.

Ms. Grandillo opened the floor for questions and comments of the members. Mr. Maulis asked if any action was expected on the project at this meeting. Ms. Januska explained that the application could be accepted for study to

follow procedure and that any initial questions about the application could be asked at this meeting. She explained that this project would come back before the membership on May 5, 2021 during the public hearing and that she expected the review of the CRWP to be complete for that meeting. She said that they have CRWP review each wetland setback variance that is submitted to the Planning Commission.

Mr. Maulis asked for an explanation of the 74-foot wetland setback variance because driving past the property did not give him the clarity he needed on this request.

Ms. Januska stated that the driveway would be located 1-foot from the wetland. She said that the driveway would be constructed inside the wetland setback. That made the request clear to Mr. Maulis.

Mr. Bradish explained that they cannot construct a driveway on the existing gas easement and that they do not want to disturb the actual wetland. He said there was a narrow strip of land to work with for the driveway. He stated that to follow the code and put the driveway 75-feet from the wetland would place the driveway on the gas easement.

Ms. Grandillo asked for public comments. There was none.

MOTION: To accept for study, Jeff and Meghan Bradish, 660 E. Garfield Rd – Wetland Setback Variance for Driveway (2103005)

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

Yeas: Ms. Duguay, Mr. Maulis, Mr. Austin, Ms. Grandillo

Nays: None

Jan and Tina Bruecklmeier, 720 E Garfield Rd – Wetland Setback Variances for Driveway and Construction of a Single-Family Residence (2104008)

Jan and Tina Bruecklmeier, 240 Yorkshire Drive, Aurora were linked into the meeting. They were seeking a 75-foot wetland setback variance to construct a driveway and a 13-foot wetland setback variance for grading during construction of the proposed house. Jan Bruecklmeier explained that he has multiple wetlands on his property. One of these wetlands is a category 2 wetland. Because this category 2 wetland connects to another wetland, both wetlands will be considered a category 2 wetland.

Chris Bunge, of Drees Homes, 6860 Snowville Road, Brecksville, Ohio was also linked into the meeting. He explained that the Bruecklmeier family purchased additional property along the east border of the original lot split to avoid disturbing the actual wetland to construct the driveway, the home, and the septic system. He said they would need to encroach upon the wetland setback but not the actual wetlands.

Ms. Januska stated that this application was similar to the previous agenda item in that they are requesting the driveway inside of the wetland setback area. She stated that the house itself would be constructed outside of the wetland setback area, however; some grading would need to happen within the wetland setback area during construction. She also said that the public hearing for this item would be May 5, 2021 and CRWP is completing a review of the requests.

Ms. Grandillo opened the floor for comments and questions of the members. Mr. Maulis asked for verification that the house was not to be located within the wetland setback area. Ms. Januska confirmed that.

Ms. Grandillo opened the floor for public comment. There was none.

MOTION: To accept for study, Jan and Tina Bruecklmeier, 720 E. Garfield Rd – Wetland Setback Variance for Driveway and Construction of a Single-Family Residence (2104008)

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

Yeas: Ms. Duguay, Mr. Maulis, Mr. Austin, Ms. Grandillo

Nays: None

MISCELLANEOUS

None

ADJOURNMENT

MOTION: To adjourn the meeting at 7:12 p.m.

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

Yeas: Ms. Duguay, Mr. Austin, Ms. Grandillo, Mr. Maulis

Nays: None

Kathi Grandillo-Chairman

Marie Lawrie - Clerk