

**CITY OF AURORA  
PLANNING COMMISSION  
MEETING MINUTES  
AUGUST 7, 2019**

The Aurora Planning Commission met in a regularly scheduled meeting on Wednesday, August 7, 2019, in the Council Chambers of Aurora City Hall. The Planning Commission Chairman Kathi Grandillo called the meeting to order at 6:31 p.m.

**ROLL CALL:**

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

Also Present: Denise Januska, Director, Planning, Zoning & Building Division  
Sara Cooper, Engineer  
Jack Burge, Director, Economic & Entrepreneurial Development  
Dean DePiero, Law Director  
Marie Lawrie, Secretary  
Bob Gaetjens, Aurora Advocate

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

**SUBMISSION OF SUPPLEMENTAL INFORMATION**

**MOTION: To accept letter from Dworken & Bernstein Co. L.P.A. for 219 N Bissell Road – Wetland Setback Variances – for consideration**

**To accept the August 7, 2019 updated letter from Chagrin River Watershed Partners for 219 N Bissell Road – Wetland Setback Variances – for consideration**

**To accept the Chapter 1177 Summary from Jim O'Connor for Geauga Lake LLC/Pulte Group – Conceptual/Development Plan for consideration**

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

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

Nays: None

**AMENDMENTS TO THE AGENDA**

None

**APPROVAL OF MINUTES**

**MOTION: To adopt the minutes of the July 17, 2019 Public Hearing, as submitted**

Ms. Gilmore moved; Ms. Duguay seconded, and the motion carried 4-0-1 on a roll call vote.

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

Nays: None

Abstentions: Mr. French

**MOTION: To adopt the minutes of the July 17, 2019 Regular Meeting, as submitted**

Ms. Gilmore moved; Ms. Duguay seconded, and the motion carried 4-0-1 on a roll call vote.

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

Nays: None

Abstentions: Mr. French

**AGENDA ITEMS**

✚ ILPEA Industries, Inc. OEM/Miller – Curtis Layer Design Build, 1300 Danner Drive – Addition (1907017)

Jack Burge, Director of Economic & Entrepreneurial Development attended the meeting to discuss the project. He stated that since 1984 this company has been an important part of our industrial base. He said that this company has 175-200 employees and \$40,000,000.00 in annual sales. They produce corrugated tubing and silicon moldings for the appliance and the automotive industry. He was pleased that they are staying in Aurora and expanding.

Bob Ready, of Curtis Layer Design Build, 340 Harris Drive attended the meeting. He was seeking approval for the 32,000 square foot addition. He stated that he has been working with this company since 2007 on this project.

Ms. Grandillo asked the members for their questions and comments. When asked, Mr. Ready stated that the company would be adding approximately 20 employees with this addition. Ms. Duguay stated that there have been traffic issues on Page Road. She asked if there were any traffic issues on Danner Drive. Ms. Januska stated that there has been no issues.

Mr. French inquired about the parking lot being short of 69 parking spaces. It was stated that the project will go before the Board of Zoning Appeals for several variance requests, including the parking. Mr. Ready said that parking is adequate, even with the additional employees. The plan showed three driveways. When asked, Mr. Ready explained that the 2<sup>nd</sup> entrance is access to the fire suppression room. Ms. Gilmore asked if a traffic study would be required. Ms. Januska said that would be determined when a site plan is submitted. Ms. Gilmore asked if the company could expand further. Mr. Ready stated that this addition would max out the property. He further stated that property is available to the north.

There were no public comments.

**MOTION: To accept ILPEA Industries Inc. – OEM/Miller – Curtis Layer Design Build, 1300 Danner Drive – Addition Preliminary and Final Site plan (1907017) for study**

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

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

Nays: None

✚ Joe and Amy Jenyk, 219 N. Bissell Road – Wetland Setback Variances in Conjunction with a Driveway for a Proposed New Residence (1905015)

Brian Grassa, Marsh Glen LLC, 212 Baptist Circle, Sagamore Hills, agent for both the seller of the property and Joe and Amy Jenyk, was present at the meeting. Amy Jenyk also attended. Mr. Grassa explained that the legal frontage for the property is on Bissell Road. This, he said, has been the planned location for the driveway since the original lot split. He further stated that the wetlands have been delineated.

Ms. Grandillo asked the board members for their questions and comments. There was discussion about installing the driveway north around wetland "K". Mr. Grassa stated that to direct the driveway in that manner would impact the wetland itself. Installing the driveway to the south of that wetland would only impact the setback. When asked if this driveway would comply with the zoning code that states the driveway must be 3 feet or more away from the property line, Mr. Grassa stated that it would be determined at a later date during engineering. A discussion pertaining to the comment from the Fire Chief ensued. When asked how a driveway would be constructed to bear a 60,000 lb. fire truck, Ms. Cooper stated that the driveway would be thicker and excavated lower. From the side view, you would not be able to tell the difference. When asked if the applicant would agree to additional buffering on the south border, Ms. Jenyk said yes. Mr. Grassa stated that although the lot is flag-shaped, it is one foot shy of the width of a legal lot. Mr. Grassa said it is not a narrow strip of land and could accommodate not only a driveway, but a residence as well.

Ms. Grandillo opened the floor for public comment.

Grant Keating, Dworken & Bernstein, Co, LPA, 60 Park Place, Painesville, attended the meeting. He stated that he was representing the McFadden family. He had concerns about drainage. He further stated that his clients have met with Portage County Soil and Water and the project may change the hydrology and increase water flow in the area. He cited Aurora Codified Ordinance 1157.07(d) stating it is prohibited to grant a variance into a wetland setback, if the objective of the variance can be achieved in another way. He was proposing two alternatives, including an additional private driveway off South Sussex Drive. The second alternative was to steer the driveway to the north and install a crossing over the wetland. He stated that a crossing is permitted, whereas a driveway is not.

Dean DePiero explained that the city is very diligent in matters of drainage. He further stated that should the variance be approved, the Engineering Department would certainly do their due diligence to assist and be sure that there are no issues throughout construction. Mr. DePiero gave an explanation of Chapter 1157.07(d), explaining that staff and city disagree with the two alternative solutions presented by Mr. Keating. He explained that there is no connection between the property and South Sussex Drive without an easement or purchasing land from an established resident on South Sussex Court. No easement exists which would make this suggestion an option. After a meeting with the Engineering Department and the Planning Division, Mr. DePiero stated that a crossing would not be appropriate in this instance. A crossing would apply to a stream and not to a wetland. He explained that a crossing is not a variance, but a permit that is often sought after by utility companies. From his perspective, the alternatives do not meet the criteria of Chapter 1157.07(d).

Ms. Januska clarified that the topographical plan and the actual engineering of the lot has not yet been submitted. The submission will need to follow city codes and have a complete review by the Engineering Department. A second option for the applicant would be to apply for a permit with the Army Corps of Engineers to fill the wetlands. Ms. Januska and the CRWP would like to have conditions applied to any approval to protect the wetlands. Ms. Januska recommended several conditions including bio-swale, native vegetation within the setback, minimal clearing, erosion and sediment control, stake all wetland boundaries, additional buffering on the south side of the driveway, and a driveway which can support the 60,000 lb. emergency vehicles with a turn-around or install a residential sprinkler system.

Mr. French asked how a bio-swale will help the neighboring properties. Ms. Cooper explained that a bio-swale is installed because graded soil becomes compacted during construction. When a bio-swale is constructed an engineered fill is used that helps ground water soak in. It was confirmed that a bio-swale is permanent.

There were no further comments or questions from the public.

**MOTION: To approve the wetland setback variances with the conditions of the staff report dated 8-7-2019 for Joe and Amy Jenyk, 219 N Bissell Road (1905015).**

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

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

Nays: None

 Chapter 1321 – Architectural Board of Review (1907018)

Chapter 1321.07 – Issuance of Permits, Similarity of Buildings will be reviewed for proposed changes.

**MOTION: To accept for study Chapter 1321 – ABR (1907018)**

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

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

Nays: None

 Chapter 13 – Building Code (1907021)

Part 13 – Building Code will be reviewed for proposed changes.

**MOTION: To accept for study Chapter 13 – Building Code (1907021)**

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

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

Nays: None

 Chapter 1329 – Permits & Fees (1907019)

Chapter 1329.01 Fee Schedule will be reviewed for a proposed change.

**MOTION: To accept for study Chapter 1329 Permits and Fees (1907019)**

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

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

Nays: None

 Chapter 1177 – Mixed-Use (1907020)

Chapter 1177 – Mixed-Use will be reviewed for proposed changes.

**MOTION: To accept for study Chapter 1177 – Mixed-Use (1907020)**

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

✚ Breezy Point Limited Partnership, Barrington Subdivision – Phase 6 (36 lots) Final Plat (1902005)

Rob Benjamin, Heritage Development Co. and Breezy Point Limited Partnership, 34555 Chagrin Blvd, Chagrin Falls, was in attendance. He was seeking approval for the final phase of this planned development. Lots 17 – 52 were clarified on the plans. There were no questions or comments.

**MOTION: To forward to Council with a Positive Recommendation – Breezy Point Limited Partnership, Barrington Subdivision – Phase 6 (36 lots) Final Site Plat (1903010)**

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

✚ Geauga Lake LLC/Pulte Group, Squires/N. Aurora/Treat Roads – Conceptual/Development Plan (1905014)

Brad Piroli, VP of Land Acquisition for PulteGroup, Dave Francesoni, Land Project Manager for PulteGroup, Brian Uhlenbrock, Project Manager for Neff & Associates, and Jim O'Connor, Director of Planning for PulteGroup were all in attendance for this project. Mr. O'Connor gave a recap of the project. A preliminary design was presented for the architecture of the homes. The staff report was discussed.

Ms. Grandillo stated that the mixed-use district was voted on by the citizens in 2014. It passed by more than 80 percent. She clarified that the city does not own this property. The site is owned by Cedar Fair. Mixed-use was created with a project such as this proposal in mind, which includes residential and commercial uses. She commended the applicant for listening to all the comments and making changes. She stated that she was thankful that there was cooperation throughout process. She addressed comments made by the public stating that there is too much empty retail in Aurora. She said that retail moves in and out normally. Comments pertaining to empty store spaces outside of the city are out of the city's control. She reiterated comments from Jack Burge explaining that without some growth, the retail that residents desire are not willing to come here. More homes will attract more businesses. She finally stated that having a park in that area of the city would be a nice addition. She thanked her board members for their part in the process, as well as Mr. Burge, and the representatives from PulteGroup.

The members echoed the comments of the chair, made their final comments and asked their final questions.

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

Mr. Burge made his final comments in favor of the project. He stated that some retail and service-oriented businesses would not consider coming here without a few more rooftops. He stated that with the publicity of this concept plan, He has had some inquiries and interest in the project.

Mr. DePiero stated that he has been part of this process since 2014, when the mixed-use ordinance was passed. He has worked with the Director of Planning, Zoning, and Building, and the chair and council to develop standards for the mixed-use district. He complimented all these parties on their dedication to this project. They have committed significant time, asked important questions, engaged the applicant and successfully advocated for the city. On behalf of the Mayor and administration, he offered thanks and congratulations on a successful process.

**MOTION:** To forward to Council with a Positive Recommendation – Geauga Lake LLC/Pulte Group, Squires/N. Aurora/Treat Roads – Conceptual/Development Plan (1905014) with the following conditions:

- 1) There shall be no more than 308 residential units within the 245 acres.
- 2) The 126 acres designated for residential use shall have a density no greater than 2.5 units per acre.
- 3) The 20.6 acres designated for commercial shall remain as designated on the concept plan and commercial entities must be approved by the city before commitment.
- 4) Preliminary and final plans are required for each phase of the proposed development, as well for all commercial site development.
- 5) The railroad and designated open space / potential parkland shall not be developed in any way by the applicant, except that trails and/or paths may be added to the area.

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

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

Nays: None

**MISCELLANEOUS**

None

**ADJOURNMENT**

**MOTION:** To adjourn the meeting at 7:44 p.m.

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

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

Nays: None

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Kathi Grandillo-Chairman

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Marie Lawrie, Secretary