

**PLANNING & ZONING COMMISSION**  
**October 28, 2014 – 7:01 P.M.**

The Planning Commission met at City Hall on the above date.

Present: Commission Members Bentley, Mazur and Newberry, Mayor Drucker, Councilman Pelunis, Assistant Law Director/Prosecutor Stolarsky, Planning Director Frankland, Secretary McConoughey

Absent: None

Also Present: Fire Inspector Eisenhuth, Project Engineer Lyndon

**NOTES OF CAUCUS DISCUSSION:**

(Secretary's note: Agenda items not mentioned under Notes of Caucus Discussion are items that were not pertinently discussed during Caucus)

Chairman Pelunis presided.

**PENDING:**

1. 5022 Hidden Creek Circle – Govind Dixit and Neera Gupta – fence variances: Mr. Frankland advised that the applicant will request approval of a revised landscape plan at the next meeting after which he will submit fencing plans.

**MINOR ALTERATIONS:**

Mr. Frankland reviewed the following minor alterations and it was the consensus of the Commission that no further review of the items was necessary.

1. Zircoa – 31711 Solon Road: Re-approval of previously approved landscape plan which was never completed.
2. SSSS – 33160 Solon Road - Indian Cultural Center: Request to install a bollard near the parking lot where equipment is located.
3. 33445 Bainbridge Road – Elegantz Eventz: A landscape plan was submitted and approved by the City's landscape architect as required for approval of the site plan.
4. 33200 Bainbridge Road – Giallanza Development (Train Depot): Request to upgrade white trim around exterior doors with aluminum.
5. 31225 Bainbridge Road - Marriott (Call Center): Request to add a railing along one side of an elevated sidewalk

6. 31225 Bainbridge Road: Request to add utility stairs to the rear of the building.

The caucus ended at 7:08 P.M. and the meeting began at 7:30 P.M.

CHANGES TO THE AGENDA:

There were no changes to the agenda.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

APPROVAL OF MINUTES:

Motion by Mayor Drucker, seconded by Mr. Bentley to approve the minutes of the October 14, 2014 meeting as presented.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis

Nay: None

Motion Carried

PENDING:

1. 5022 Hidden Creek Circle – Govind Dixit and Neera Gupta 080-2014 5
- 30' fence setback from residence variance
  - 19' fence setback from street right-of-way variance (Miles Road)
  - 19' fence setback from street right-of-way variance (Hidden Creek Circle)
  - Fence type variance
  - 1.5' fence height variance

Motion by Mr. Mazur, seconded by Mr. Bentley to table consideration of Item 1.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis

Nay: None

Motion Carried

NEW:

2. 36935 Pettibone Road – Jeanne Doubrava 099-2014 3
- 2' side yard setback variance
  - 2' cumulative side yard setback variance

Motion by Mr. Mazur, seconded by Mr. Bentley to approve a 2' side yard setback variance for 36935 Pettibone Road.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis

Nay: None

Motion Carried

Motion by Mr. Newberry, seconded by Mayor Drucker to approve a 2' cumulative side yard setback variance for 36935 Pettibone Road.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis

Nay: None

Motion Carried

3. 5429 & 5437 Stone Creek Drive – Stone Creek Estates Development, LLC – PP#'s 951-37-008 & 951-37-038 100-2014 5
- Lot consolidation

Motion by Mr. Newberry, seconded by Mr. Bentley to schedule a public hearing for a lot consolidation of 5429 ad 5437 Stone Creek Drive.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis  
Nay: None

Motion Carried

MINOR ALTERATIONS FROM THE PLANNING DEPARTMENT:

Minor alterations were reviewed during the caucus.

COMMENTS FROM THE COMMISSION:

Mayor Drucker said a community shred day was held on Saturday, October 25<sup>th</sup> and in the first few hours over 12,000 pounds of documents were shredded and the truck was filled. As a result, many residents were unable to shred their documents and the City will schedule another shred day so those residents can be accommodated. The date and time will be announced once the date is determined. It is anticipated it will be scheduled in the middle of November.

Mayor Drucker said Halloween Trick-or-Treating will be held on Friday, October 31<sup>st</sup> from 6:00 to 8:00 P.M. Residents who welcome trick-or-treaters should have their porch lights on.

Mr. Mazur urged residents to vote on November 4<sup>th</sup> and support the City's two rezoning issues.

Mr. Newberry urged residents to vote and be conscious of trick-or-treaters.

Fire Inspector Eisenhuth urged residents to change their smoke alarm batteries when they change their clocks and to replace any smoke alarm over ten years old.

COMMENTS FROM THE AUDIENCE:

There were no comments from the audience.

Motion by Mr. Mazur, seconded by Mr. Bentley to adjourn the meeting at 7:36 P.M.

Roll Call: Aye: Bentley, Drucker, Mazur, Newberry, Pelunis  
Nay: None

Motion Carried

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Chairman

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Secretary