



**PLANNING AND ZONING COMMISSION
SPECIAL MEETING
MINUTES
Tuesday, June 4, 2019 – 5:30 p.m.**

CALL TO ORDER: Dr. Boester called the meeting to order at 5:31 p.m.

ROLL CALL: Charles Boester, Dan Holahan, Bart Sauer, Roger Swan and Ralph Waszak were present.

OTHERS PRESENT: Planning and Zoning Director Brian Frantz, Mayor Bobbie Beshara.

AGENDA REQUESTS: None

OLD BUSINESS:

1. Case No. 13-2019 – Jim Winar
3647 Brecksville Road

Mr. Frantz stated the applicant is requesting preliminary approval to construct a 10,000 square foot building on the property located at 3647 Brecksville Road. The new building is to support the growth and needs of the current tenant, ProMarketing, located at 3647 Brecksville Road Unit A. The space will be approximately 4,000 sq. ft office and 6,000 sq. ft. warehouse.

Mr. Frantz stated the setbacks are acceptable, as he discussed the setbacks with the applicant's Civil Engineer prior to application submission. The parcel borders along a R-2 zoned property and a CH-II zoned property, and the non-residential setbacks were used for the project site plan.

Mr. Frantz stated that civil review feedback was provided to Mr. Winar, and the architectural review is in process. During the conceptual discussions, the project was going to consist of an all metal-type building however has been changed to a vinyl board-batten type finish. Mr. Frantz stated the architectural review will likely comment on the east and west elevation (need to add gables or other architectural interest). Mr. Frantz also stated the applicant plans to have shared stormwater detention pond with the neighboring parcel. The applicant stated he will prepare an easement for review/approval.

Mr. Sauer asked how ^{far} for the proposed building is from the main road and Mr. Winar stated it's over 400 feet. Mr. Sauer is concerned with seeing the dock doors (the west elevation) and lack of architecture from the main road. Mr. Winar stated the existing building has dock doors but are located on the south elevation.

Mr. Waszak respectively disagreed with Mr. Sauer's comments and stated the proposed building is located on a private road/drive and the west elevation doesn't need to be a front-facing design type. Mr. Waszak did want to offer to Mr. Winar that upgraded dock doors would look nice since they face the road and it would behoove him to add elevated architecture.



Mr. Frantz suggested maybe to move proposed building north and Mr. Weber stated the topography is challenged and sits as far north as it can.

Mr. Swan made a motion to approve Case No 13-2019 for preliminary approval subject to civil, architectural, fire and administrative approvals and Mr. Holahan seconded his motion. All members were in favor.

APPROVAL MINUTES 4/16/19 & 5/07/19: Mr. Holahan made a motion to approve the minutes as amended and Mr. Swan seconded his motion. All members were in favor.

ADJOURNMENT:

A motion was made by Mr. Holahan to adjourn the meeting. Mr. Swan seconded his motion and all members were in favor. Meeting adjourned at 6:17 pm.

Respectfully submitted,

Amy Nauer, Clerk
Planning and Zoning Commission

Approved,

Dr. Charles Boester, Chairman
Planning and Zoning Commission