



City of Green

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Planning Department Memorandum

TO: Mayor Neugebauer & City Council
FROM: Nichole Baldinger, Administrative Secretary
DATE: March 23, 2018
RE: March 21, 2018 - Planning & Zoning Commission Meeting Summary

*The following items were reviewed, and recommendations made at the **March 21, 2018 Planning & Zoning Commission meeting:***

Item 18-08 Chenoweth Crossing Planned Development
(D. Read, Condo Association President)
Location: St. Andrews Court
Final Site Plan Review
Zoning: PD

PLANNING DEPARTMENT

Applicant is presenting a final site plan for Chenoweth Crossing Planned Development, an existing single-family detached condominium community located on St. Andrews Court (private), which extends between Chenoweth and Ashwood Roads.

This 4.2 acre multi-family community was originally approved by the Planning & Zoning Commission in 2003 with a total of 16 condominium units. To date, a total of 11 dwellings have been constructed. A conceptual site plan was reviewed by the PZC at the October 18, 2017 meeting in association with a rezoning request from R-2 to PD. The objective of the rezoning was to eliminate the “true” condominium ownership structure in favor of creating individual fee simple lots. This plan was favorably recommended by the PZC and subsequently approved by City Council. The applicant is now returning for review of the final site plan (plat) per PD regulations.

The Planning & Zoning Commission voted 4-0 to favorably recommend the planning project to City Council.

Voting aye: M. Burch, D. Plum, C. Ludrosky & B. Kuwatch
Voting nay: None.
Absent: R. Chordar & B. Garritano



Item 18-17 Oddmall Outpost

(A. Hopp, Owner)

Location: 772 E. Turkeyfoot Lake Rd.

Change of Use

Zoning: B-1

PLANNING DEPARTMENT

Applicant is presenting a proposal for a change of use at the existing facility located at 772 E. Turkeyfoot Lake Road. The 0.7 acre property is located on the south side of the roadway and adjacent to the City's East Liberty Cemetery. It is the former location of the East Liberty Assembly of God church. A request to rezone this property from R-1 to B-1 was favorably recommended by the Planning & Zoning Commission at the April 19, 2017 meeting and subsequently approved by City Council.

The applicant has recently purchased the property and would like to convert the existing structure for use as the Oddmall Outpost, a retail/gallery/event space centered on arts/crafts, games, toys, and other oddities. A floor plan has been submitted indicating the first floor level that would include the retail space, small offices, and event space at the south end (approximately 2,400 SF total). A small attic area would include an office and storage, as shown. The lower level would utilize existing space for events, classrooms, kitchen, utility room, and storage. This level would be used for the events, which include hands-on art classes/workshops, games, and seminars on a variety of topics. Per the applicant, these would likely occur once per week with about approximately 15-20 attendees. The proposed use is permitted in the B-1 District.

The Planning & Zoning Commission voted 4-0 to conditionally approve the planning project.

Voting aye: M. Burch, D. Plum, C. Ludrosky & B. Kuwatch

Voting nay: None

Absent: R. Chordar & B. Garritano



Item 18-15 Spring Hill Business Park Preliminary Plan Renewal

(D. DeHoff, DeHoff Development)

Location: 3831 S. Arlington Road

Preliminary Plan Renewal

Zoning: B-2

PLANNING DEPARTMENT

Applicant is returning for renewal of the preliminary plan for the development of the Spring Hill Business Park, a proposed commercial allotment on the east side of S. Arlington Road, north of Boettler Road. The site is

comprised by a single 104 acre tract of land that is owned by the applicant. The Business Park would consist of an 85.3 acre portion of this tract that is currently zoned B-2, Professional Office. This plan, which was originally approved at the December 21, 2016 PZC meeting, has expired and the applicant is seeking another 12-month approval period at this time.

The site is situated in the area directly north of the Spring Hill residential subdivision and south/west of the City's Spring Hill Sports Complex. The land is characterized by a mix of agricultural and wooded areas, small streams/channels and wetland areas, which are shown on the plan. Riparian setbacks (50' wide) are associated with the system of waterways on site. The eastern portion of the site is significantly higher in elevation than the western portion.

The Planning & Zoning Commission voted 3-0 to favorably recommend the planning project to City Council.

Voting aye: M. Burch, D. Plum & C. Ludrosky

Voting nay: None

Abstain: B. Kuwatch

Absent: R. Chordar & B. Garritano



Item 18-15 Spring Hill Business Park Ph I

(D. DeHoff, DeHoff Development)

Location: Fortuna Drive

Final Plat

Zoning: B-2

PLANNING DEPARTMENT

Applicant is presenting a final plat of Spring Hill Business Park Phase I, which consists of one lot on a total of 13.16 acres of land. The proposed phase is located in the north-central portion of the Business Park, which is consistent with the preliminary plan for the allotment. Phase I would consist of the extension of Fortuna Drive to the south approximately 600' and the creation of the 12.215 acre Lot 1.

Lot 1 would front along the east side of Fortuna Drive and is the site of the proposed Village of St. Edward senior living facility that was conditionally approved at the December 21, 2016 meeting. The southern edge of Lot 1 would follow the alignment of the future eastward extension of Southwood Drive (currently part of Phase III of the allotment). The lot meets code requirements for lot area, width, frontage, and width-to-depth ratio. A 50' building setback line is shown, which complies.

The Planning & Zoning Commission voted 3-0 to favorably recommend the planning project to City Council.

Voting aye: M. Burch, D. Plum & C. Ludrosky

Voting nay: None

Abstain: B. Kuwatch

Absent: R. Chordar & B. Garritano



Item 18-12 Nyitray Enterprises Vehicle Storage

(J. Nyitray, Owner)

Location: 2315 Greensburg Road

Change of Use

Conditional Use Certificate: Self-Storage Facilities

Zoning: B-1

PLANNING DEPARTMENT

Applicant is presenting a proposal for a change of use at the existing facility located at 2315 Greensburg Road. The 0.56 acre property is at the northeast corner of Greensburg Road and Etter Drive. The existing building formerly housed the Redovian Cabinet Gallery.

The applicant has recently purchased the property, which consists of three (3) separate parcels of land per the attached aerial (the small parcel west of the alley is actually part of the parcel on the east side). The three parcels that contain the building will be consolidated into a single parcel as part of the proposal (the small parcel and alley would remain intact). Applicant intends to utilize the existing space within the building for storage and restoration of personal vehicles and establish a vehicle storage area for customers.

The Planning & Zoning Commission voted 4-0 to table the planning project.

Voting aye: M. Burch, D. Plum, C. Ludrosky & B. Kuwatch

Voting nay: None

Absent: R. Chordar & B. Garritano



The next scheduled Planning & Zoning Commission meeting will be held Wednesday, April 18, 2018 at 6:30 PM at the Central Administration Building, Council Chambers, 1755 Town Park Boulevard, Green, OH.

cc: M. Kapeluck, Clerk of Council
D. Calta, Law Director
Zoning Division
M. Groen, Income Tax

K. Ledford, Assistant Finance Director
J. Funai, Fire Chief
H. Wilson, LT, Fire Inspection