



City of Green

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## Planning Department Memorandum

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**TO:** Mayor Neugebauer & City Council  
**FROM:** Nichole Baldinger, Administrative Secretary  
**DATE:** October 19, 2017  
**RE:** October 18, 2017 - Planning & Zoning Commission Meeting Summary

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*The following items were reviewed and recommendations made at the **October 18, 2017 Planning & Zoning Commission meeting**:*

**Item 17-62 Nidec/Canton Elevator ID Sign**  
(T. Pence, Archer Sign Corp.)  
Location: 462575 Greensburg Road  
Signage Review  
Zoning: I-1

### PLANNING DEPARTMENT

Applicant is proposing a freestanding identification sign for Nidec/Canton Elevator, an existing facility located at 2575 Greensburg Road. The 44acre site is situated on the north side of Greensburg Road, east of Global Gateway (Port Green). The site currently does not have a freestanding sign (wall signage only). Nidec is now the parent company of Canton Elevator.

The double-sided aluminum sign face would measure 7'-2" x 3'-2" (23 SF). It would feature green and black routed copy with red logo on a grey background. The 12" thick sign cabinet would rest atop a thinner/narrower black aluminum piece and an 18" high matching aluminum base. A similar black aluminum accent piece would be on top of the cabinet. The aluminum color would be similar to the metal siding on the building. Overall height would be 5'-8". Proposed sign face area and height would comply (40 SF/16' maximums). The site address number would be routed into the base. Illumination would be internal LED lighting.

**The Planning & Zoning Commission voted 5-0 to approve as submitted the planning project.**

**Voting aye:** C. Babbitt, B. Garritano, D. Yoder, D. Plum & R. Chordar  
**Voting nay:** None  
**Abstain:** B. Kuwatch



**Item 17-61 Gospel Assembly Church Building Addition**

(A. Scheks, Trustee)

Location: 2535 Wise Road

Site Plan Review- Conditional Use

*Zoning: R-1*

**PLANNING DEPARTMENT**

Applicant is proposing a 40'x 50' (2,000 SF) one-story building addition at Gospel Assembly Church, which is located at 2535 Wise Road. The 10.07acre site is located on the north side of Wise Road, across from Ariss Park. The existing church is conditionally permitted in R-1 District. The proposed addition, which would be used as a music room, would therefore require a public hearing and issuance of a Conditional Use Certificate by the Planning & Zoning Commission.

The proposed addition would be constructed on the east side of the existing Sanctuary, in the front portion of the building. The addition would be set back 18' from the front façade of the Sanctuary and would contain the music room, storage area, and a corridor that would connect with the facility.

The existing lot complies with area, width, and frontage requirements. All building setbacks and building/impervious surface area ratios would comply. The facility is currently served by central sewer and private water well. The existing contiguous land use is single-family residential.

**The Planning & Zoning Commission voted 5-0 to conditionally approve the planning project.**

**Voting aye: C. Babbitt, D. Yoder, D. Plum, R. Chordar & B. Garritano**

**Voting nay: None**

**Abstain: B. Kuwatch**



**Item 17-60 Kings Ridge Phase 5/6 Replat**

(M. Gordon-Trustee, Property Owner)

Location: 4354 Castlegate Blvd.

Replat

*Zoning: R-1*

## **PLANNING DEPARTMENT**

Applicant is presenting a replat of Kings Ridge Phase 5 & 6 subdivisions. The proposed replat involves the modification of Lot 140 in Phase 5 and Lot 167 in Phase 6.

The replat is being proposed in order to consolidate the two existing lots into a single parcel. The 0.4375acre Lot 140 is situated on the southwest corner of Castlegate Blvd. and Skyview Dr. and currently contains a single-family residence. The vacant Lot 167, at 0.3477 acres, is located on the south side of Skyview Dr. and contiguous to the west. Upon the replat, the consolidated lots would become Lot 167R, at 0.7852 acres (34,203 SF). The increased lot area would essentially create a larger rear yard for the existing residence and allow additional area for the placement of a permitted accessory use/structure. Both existing lots are currently owned by the applicant.

**The Planning & Zoning Commission voted 5-0 to favorably recommend the planning project to City Council.**

**Voting aye: C. Babbitt, B. Garritano, D. Yoder, D. Plum & R. Chordar**

**Abstain: B. Kuwatch**



### **Item 17-53 Aldi Store**

(R. Papotto, Atwell, LLC.)

Location: Northeast Corner of Massillon Road  
& Town Park Blvd. (Union Square)

Final Site Plan Review

*Zoning: PD*

## **PLANNING DEPARTMENT**

Applicant is presenting a final site plan for a proposed 22,000 SF Aldi store at the northeast corner of Massillon Road and Town Park Blvd. The site lies within the Union Square Planned Development District, which was established in 2012 via the approval of a conceptual site plan by City Council.

The project would be situated within "Area A-Office/Retail" as identified in the conceptual plan (see attached). The 2.301acre site would be created via a lot split from the existing vacant tract of land that extends east to I-77 and south to Wise Rd. Lot split documents have been submitted for review. (Note: the lot split is not required by the City for this project.) The proposed grocery store use adheres with the retail component identified in the concept plan. The applicant is now presenting the final site plan per the code requirements of the PD District.

The site would meet zoning requirements for area, width, and frontage. Front building setbacks would exceed the 20' minimum required in the PD District. Side and rear yard setbacks are flexible as part of the PD review process. The proposed side setback would be 45' (to east property line). The rear setback (to north property line) would be 30' with the exception of a 30' wide wall associated with the loading dock that would have a 5' setback. Building coverage of the lot at 23% and impervious surface ratio of 73.4% would comply.

**The Planning & Zoning Commission voted 5-0 to conditionally approve the planning project.**

**Voting aye: C. Babbitt, D. Yoder, B. Garritano, D. Plum & R. Chordar**

**Abstain: B. Kuwatch**



**Item 17-57 Chenoweth Crossings Planned Development**

(D. Read, Condo Association President)

Location: St. Andrews Court

Conceptual Site Plan Review

*Zoning: R-2*

**PLANNING DEPARTMENT**

Applicant is presenting a conceptual site plan for Chenoweth Crossings, an existing single-family detached condominium community located on St. Andrews Court (private), which runs between Chenoweth Road and Ashwood Road. The applicant is seeking to convert this development to a Planned Development District by rezoning approximately 4.207 acres of land from R-2, Multi-Family Residential to PD.

Chenoweth Crossings was conditionally approved by the Planning & Zoning Commission at the October 15, 2003 meeting. The project, as reviewed, consisted of a total of 16 condominium units (including 12 single-family detached units and two duplexes – see attached). To date, 10 detached units have been constructed. The community is served by central sewer and water facilities.

**The Planning & Zoning Commission voted 5-0 to favorably recommend the planning project to City Council.**

**Voting aye: C. Babbitt, D. Yoder, D. Plum, B. Garritano & R. Chordar**

**Abstain: B. Kuwatch**



**Item 17-63 Southgate Trailhead Parking**

(Planning Staff, City of Green)

Location: Mt. Pleasant Road

Parking Addition

*Zoning: R-1*

## **PLANNING DEPARTMENT**

The City of Green is proposing a parking lot within Southgate Park. The small trailhead parking area would be established along the west side of the existing access drive off Mt. Pleasant Rd. The lot would consist of 11, 10' x 20' spaces on a gravel surface. Permeable pavement or grass pavers are also being considered in lieu of the gravel. Wheel stops would be provided within each space. The project would also involve either removing or relocating the existing sliding gate/gate controls and installing a new sliding gate directly north of the parking lot. (The gate controls would be relocated for the new gate.) A new loop detector would also be installed north of the gate for vehicles exiting the park. The existing asphalt drive would be extended slightly north of the new gate and it would be widened to allow for gate controls/loop detector. No signage or lighting is proposed at this time.

**The Planning & Zoning Commission voted 5-0 to approve as submitted the planning project.**

**Voting aye: C. Babbitt, D. Plum, D. Yoder & R. Chordar & B. Garritano  
Abstain: B. Kuwatch**



**Item 17-58 Text Amendment- Adult Homes**  
(Planning Staff, City of Green)  
Adult Homes/Group Homes

**This item was tabled at the request of the City.**



**Item 17-46 Chase Bank- Tabled Item**  
(T. Meseck, The Architects Partnership)  
Location: 1717 Boettler Road  
Site Plan Review  
Conditional Use Certificate  
*Zoning: B-1*

**This item was tabled at the request of the applicant.**



## **Item 16-10 Gables of Green**

(M. Wojno, Wojno Development)  
Fence Approval

The Planning Department has been made aware of a vinyl fence that has been installed at the Gables of Green facility at the corner of Graybill Rd. and Franks Pkwy. This fence was not reviewed as part of the original final site plan review (PD District) and we are now presenting this for review and approval (fences in a PD District require review per Sect. 1228.03 (5)(C)). This item was reviewed by the Design Review Board at its October 4, 2017 meeting. Upon review, the DRB made a favorable recommendation to the PZC contingent upon submission of a landscape plan to enhance the appearance.

**The Planning & Zoning Commission voted 5-0 to approve as submitted the fence.**

**Voting aye: C. Babbitt, D. Plum, D. Yoder & R. Chordar & B. Garritano**  
**Abstain: B. Kuwatch**



***The next scheduled Planning & Zoning Commission meeting will be held Wednesday, November 15, 2017 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