



City of Green

Central Administration
Building
1755 Town Park Blvd.

Meeting Minutes Summary

Planning and Zoning Commission

Wednesday, December 20, 2017

6:30 PM

Council Chambers

I. Call To Order

II. Pledge of Allegiance

III. Roll Call

Present 6 - Commissioner Bob Garritano, Commissioner Brent Kuwatch, Commissioner Craig Babbitt, Commissioner Dave Plum, Commissioner Dwight Yoder, and Commissioner Robert Chordar

Also present:

Wayne Wiethe, Planning Director

Tom DiTirro, City Planner

Nichole Baldinger, Secretary

Bob Young, Council Liaison

Prashanth Ragunathan, Student Liaison

Emily Alessia, Student Liaison

IV. Business Items

2016-73-PZ **17-64 Dawson Ranch Duplex**
C (J. Dawson, Agent)
Location: Cynthia Drive
Site Plan Review
Zoning: R-1

Attachments: [17-64 Dawson Ranch Duplex PZC Staff Report](#)
[Dawson Ranch Duplex aerial](#)
[Dawson Site Plan-updated](#)
[Dawson Ranch Duplex Elevs](#)
[Dawson Duplex Notice of Public Meeting](#)
[Dawson Duplex Contig Letter](#)
[4574 Cynthia Plan- Septic Plan](#)

A motion was made by Commissioner Garritano, seconded by Commissioner Yoder, to table the Planning Item. The motion carried by the following vote:

Aye: 4 - Commissioner Garritano, Commissioner Plum, Commissioner Yoder and Commissioner Chordar

Nay: 1 - Commissioner Babbitt

Abstain: 1 - Commissioner Kuwatch

The representatives for this project were James Dawson, Applicant and Tyler Booth, JCI Construction.

Mr. Booth gave an overview of the project. The applicant was proposing to construct a two-family dwelling on Cynthia Drive.

There was some question on where the septic was going to go, in the back yard or the front yard. This posed an issue because the applicant wished to change the layout of the driveway.

PUBLIC COMMENT:

Harry Ritchie- 4580 Cynthia Drive, Green, OH
Mr. Ritchie was opposed to the new duplex on Cynthia Drive.

Tom McGuire- 4579 Cynthia Drive, Green, OH
Mr. McGuire was opposed to the new duplex.

Sharyn Brier-4569 Cynthia Drive, Green, OH
Ms. Brier was opposed to the new duplex.

Amy Adam-4534 Cynthia Drive, Green, OH
Ms. Adam was opposed to the new duplex.

COMMISSION DISCUSSION:

The Commission had concerns with the septic location since the applicant had not received septic approval from the Health Dept. yet. The Commissioners suggested that the applicant table the item until they had all the necessary approval's which would allow them to make a more educated decision.

After further discussion the applicant agreed that tabling the project was the best decision.

The Commission made a motion to table the item. The vote was 5-0; the motion carried.

<u>2016-74-PZ</u>	17-65 FedEx Crossdock Facility
<u>C</u>	(K. Kiernan, The Kiernan Companies)
	Location: Port Green, Lot 24, Global Gateway
	Site Plan Review
	Zoning: B-5

Attachments: [17-65 FedEx Crossdock Facility PZC Staff Report](#)

[Fed Ex 2017-12-11 KW AKR - PZC Sheets](#)

[FedEx Color Elevs](#)

[FedEx Elevs](#)

[Fed Ex 2017-10-13 Elec - Site Lighting Part1](#)

[Crossdock Facility aerial](#)

A motion was made by Commissioner Plum, seconded by Commissioner Garritano, to conditionally approve the Planning Item. The motion carried by the following vote:

Aye: 5 - Commissioner Garritano, Commissioner Babbitt, Commissioner Plum, Commissioner Yoder and Commissioner Chordar

Abstain: 1 - Commissioner Kuwatch

The representative for this project was Kevin Kiernan of The Kiernan Companies.

Mr. Kiernan gave a detailed overview of the proposed crossdock facility for FedEx.

After a short discussion, the Commission made a motion to conditionally approve the project contingent upon the following:

1. Final Engineering approval of the site improvement plans/stormwater calculations.
2. Receipt of variances from the Board of Zoning Appeals for fence height in the front yard and driveway width at the right-of-way. (It is understood this hearing is scheduled for January 18, 2018.)
3. Arrange frontage trees in groupings per DRB recommendation.

The vote was 5-0; the motion carried.

2016-76-PZ **17-71 Replat of CAK International Business Park**
C (K. Kiernan, KW Akr, LLC)
Location: Lot 24, Global Gateway
Subdivision Replat
Zoning: B-5

Attachments: [17-71 Replat of CAK Intl Bus Park PZC Staff Report](#)

[2017-12-13 KW AKR Replat](#)

[Replat of CAK Intl Bus Park Aerial](#)

A motion was made by Commissioner Chordar, seconded by Commissioner Garritano, to recommend favorably the Planning Item. The motion carried by the following vote:

Aye: 5 - Commissioner Garritano, Commissioner Babbitt, Commissioner Plum, Commissioner Yoder and Commissioner Chordar

Abstain: 1 - Commissioner Kuwatch

The representative for this project was Kevin Kiernan of The Kiernan Companies and Josh Renicker of Hammontree & Associates.

Mr. Kiernan explained that the replat was necessary to move forward with the FedEx Crossdock facility.

After a short discussion, the Commission made a motion for favorable recommendation to City Council.

The vote was 5-0; the motion carried.

2016-75-PZ 17-68 Arlington Ridge Townhomes
C (S. Harrold, Spire Development)
Location: 663-693 Moore Road
Site Plan Review
Zoning: R-2

Attachments: 17-68 Arlington Ridge Townhomes PZC Staff Report

Arlington Ridge 20171211 colored elevations

Arlington Ridge 17-16161 Site Plan (Colored)

Arlington Ridge 20171211 drawings

Sheet - A201-A - EXTERIOR ELEVATIONS

Sheet - A201-C - EXTERIOR ELEVATIONS

Sheet - A201-E - EXTERIOR ELEVATIONS

Sheet - L102 - LANDSCAPE PLAN - BUILDINGS

Arlington Ridge Exterior lighting cut sheets

Arlington Ridge Townhomes aerial

A motion was made by Commissioner Plum, seconded by Commissioner Kuwatch, to conditionally approve the Planning Item. The motion carried by the following vote:

Aye: 4 - Commissioner Garritano, Commissioner Kuwatch, Commissioner Plum and
 Commissioner Chordar

Recused: 2 - Commissioner Babbitt and Commissioner Yoder

**** Commissioners Dwight Yoder and Craig Babbitt recused themselves from discussion on the next two items.**

The representatives for this project were Steve Pruneski of Roderick Linton Belfance, Scott Harrold and Tom Grywalski of Spire Development, Melissa Spires of Berardi Architects and Joe Mosyjowski of GBC Design.

Attorney Steve Pruneski gave a detailed overview of the proposed Arlington Ridge Townhome project.

PUBLIC COMMENT:

Maris Ritley- 634 Robins Gate, Akron, OH

Ms. Ritley had concerns regarding the water drainage onto the Robins Gate property.

Joe Fantozzi-548 Bobwhite Trail, Akron, OH

Mr. Fantozzi is the HOA President for Robins Trace. He had some concerns with drainage as well.

Marilyn Kauffman-722 Robins Gate, Akron, OH

Ms. Kauffman was concerned about drainage.

Jane Weaver, 4013 April Drive, Green, OH

Ms. Weaver inquired about who was responsible for taking care of the run-off from another persons property.

COMMISSION DISCUSSION:

Further discussion ensued. Joe Mosyjowski addressed the questions on the water drainage.

After further discussion, the Commission made a motion to conditionally approve the project contingent upon the following:

1. Final Engineering approval of the site improvement plans.
2. Execution of a lot split/consolidation to create the site and dedicate a portion of the frontage as right-of-way to allow construction of the public sidewalk without the need for an easement.

The vote was 4-0; the motion carried.

[2016-77-PZ](#)

[C](#)

17-69 Spencer Rezoning

(City of Green Planning Dept./

Arlington Ridge Townhomes, Inc.)

Location: Robins Trace

Rezoning Request: 3.05 Acres R-2 to R-1

[Attachments:](#) [17-69 Spencer Rezoning PZC Staff Report](#)

[Rezoning Aerial](#)

[Spencer Rezoning Contig Letter](#)

[Proposed Rezoning](#)

A motion was made by Commissioner Kuwatch, seconded by Commissioner

Garritano, to recommend favorably the Planning Item. The motion carried by the following vote:

Aye: 4 - Commissioner Garritano, Commissioner Kuwatch, Commissioner Plum and Commissioner Chordar

Recused: 2 - Commissioner Babbitt and Commissioner Yoder

The representative for this item was Tom Grywalski of Spire Development.

Mr. Grywalski explained the project. Stating that they would be rezoning the selected parcel to R-1 Single-Family to act as a buffer between the existing subdivision and the new apartments.

There being no discussion, the Commission made a motion for favorable recommendation to City Council for the rezoning.

The vote was 4-0; the motion carried.

V. Unfinished Business

VI. Approval of Minutes

ID-16-45

Meeting Minutes for November 15, 2017

A motion was made by Commissioner Garritano, seconded by Commissioner Chordar, to approve as submitted the Minutes. The motion carried by the following vote:

Aye: 5 - Commissioner Garritano, Commissioner Kuwatch, Commissioner Babbitt, Commissioner Plum and Commissioner Chordar

Absent: 1 - Commissioner Yoder

VII. Director's Report

Mr. Wiethe stated that there would be a couple projects for the first meeting in January. He also mentioned that Dwight Yoder was up for re-appointment and that Craig Babbitt would not be returning due to his resignation after his wife was elected to City Council.

VIII. Council Liaison Report

Council Liaison Young reported that they had their last meeting of the year and passed one Planning item.

IX. Adjournment

**Once approved by the Planning & Zoning Commission, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall consist of a permanent video recording, in accordance with Green City Council Ordinance 2014-12, adopted on November 25, 2014.

Approved by:

 2-21-18
Robert Chordar, Vice Chair Date

 2/21/18
Nichole Baldinger, Secretary Date