



City of Green

Central Administration
Building
1755 Town Park Blvd.

Meeting Minutes Summary

Planning and Zoning Commission

Wednesday, November 20, 2024

6:00 PM

Council Chambers

I. Call To Order

II. Pledge of Allegiance

III. Roll Call

Also present:

Wayne Wiethe, Director of Planning

Tom Di Tirro, City Planner

Mindy Lawrence, Secretary

Julian Salem, Student Representative

Jeff Noble, Council Liaison

Present 4 - Commissioner Bob Garritano, Commissioner Brent Kuwatch, Commissioner Jeananne Chadsey, and Commissioner Mike Burch

Absent 2 - Commissioner Cristy Ludrosky, and Commissioner Nora Anderson

IV. Business Items

24-43 Serra Subaru

(K. Dylewski, CIVPRO Engineering, LLC)

Location: 1089 Interstate Pkwy.

Site Plan Review

Zoning: B-4

Attachments: [24-43 Serra Subaru PZC Staff Report](#)

[24-43 Serra Subaru plans](#)

[24-43 Serra Subaru Rendering](#)

[24-43 Serra Subaru aerial map](#)

The representative for this project was Tom Flory, Managing partner of Serra Auto Park. He gave some background on the dealership, the purchase of the property and the project they are planning for Serra Subaru to be located on. Shane Burley, architect for the project stepped forward and gave an overview of the materials that will be used and the durability, look and maintenance of them. He showed the site plan and showed where the building would sit on the site and the layout of the parking/inventory lot. Mr. Flory also stated they added landscaping to the north side

of the property.

There was some discussion regarding landbanking parking spaces and using them at a later date and there not being so much pavement on the property. Mr. Flory gave an explanation of why they would need all the parking and not landbank any spaces.

Mr. Di Tirro went over the staff report from the Planning Department and gave a brief summary of the project. He stated that there is no signage review at this time, they will come back at a later date for it to be reviewed. He stated that the Planning Department would recommend conditional approval of the project contingent of the final engineering of the site development plans, stormwater calculations and autoturn analysis, recording of the replat, color confirmation of the dumpster, a more robust landscape plan along the freeway, and the location of the freestanding sign needs moved back to meet the setback per code.

Commissioner Garritano asked what type of vegetation they will plant against the building along the I-77 frontage to create a foreground for the building and buffer parking areas. Mr. Burley stated they plan to raise the vegetation and bump it out to break up the panel on the building. There was some discussion about where the landscaping will go and how tall they would like it to be. Commissioner Garritano asked about the placement of the dumpster. Mr. Flory stated it is the best location to keep it hidden from highway traffic and Interstate Parkway traffic.

Commissioner Burch asked what their timeline is from start to finish. Mr. Flory stated break ground in the spring of 2025 and open in spring of 2026.

Council liaison Noble had a couple of comments regarding the property and what it's zoned and future development. He also commented on the materials the building is going to be constructed with. A brief discussion ensued.

PUBLIC COMMENT:

Tom Dunn, 1080 Interstate Parkway, Green, OH

Mr. Dunn had concerns with runoff water and where it would run to. Mr. Wiethe stated there is a stormwater basin between Lexus and El Fagon that will need to be enlarged, the water will go there and be released underneath the highway. He also had concerns with the driveway width. Mr. Wiethe stated they are going to be 40' and meet the code. Keith Dylewski, civil engineer for the project stepped forward and stated that they did provide autoturn for a car hauler and a trash truck in the packet.

A motion was made for conditional approval of the project contingent upon the items that were stated in the Planning Department staff report. The motion was seconded. The vote was 4-0; the motion carried.

A motion was made by Commissioner Garritano, seconded by Commissioner Chadsey, to approve the project. The motion carried by the following vote:

Aye: 4 - Commissioner Garritano, Commissioner Kuwatch, Commissioner Chadsey and Commissioner Burch

Absent: 2 - Commissioner Ludrosky and Commissioner Anderson

24-44 Land Development Code Text Amendment

(T. Weise, 1623 Place Limited)

Use Regulations: Section 157.085: Table of Allowed Uses

Attachments: [24-44 Drive Thru Facilities Text Amendment PZC Staff Report](#)
[24-44 Drive Thru Facilities Text Amendment Table of Allowed Uses](#)

The representative for this project was Tom Weise with the Schipper Group. He stated they are asking to add a drive-thru facility use to the I-1 district. He stated it was to correct what they see as an inconsistency to the code. The I-1 district already permits a restaurant use, but it doesn't allow a drive-thru in a restaurant. He stated that restaurants need pick up windows in order to survive if there ever were another pandemic or if there ever were a situation where they can't have dine in or sit down service.

Mr. Wiethe went over the staff report from the Planning Department and gave a brief summary of the proposal. He stated the Planning Department would recommend favorable recommendation to City Council for the proposed text amendment to add "Drive-thru facilities" as a permitted use in the I-1 district.

Commissioner Chadsey asked if beverage drive-thru's count under this entity or do they fall under retail and service entity. Mr. Wiethe stated it would be considered a drive-thru because you are literally driving through. She asked if it was a conditional use the contiguous property owners would have to be notified. Mr. Wiethe stated that is an option to make it conditional and not permitted. A brief discussion ensued regarding the difference between permitted and conditional use and what different zoning districts allow.

A motion was made to favorably recommend the proposed text amendment to add "Drive-thru Facilities" as a conditional use in the I-1 District to City Council. The motion was seconded.

The vote was 4-0; the motion carried.

A motion was made by Commissioner Chadsey, seconded by Commissioner Garritano, to favorably recommend the item to City Council. The motion carried

by the following vote:

Aye: 4 - Commissioner Garritano, Commissioner Kuwatch, Commissioner Chadsey and Commissioner Burch

Absent: 2 - Commissioner Ludrosky and Commissioner Anderson

24-36 Plat to Vacate Conway Drive

(D. Gray, Motley 7 Brew, LLC)

Location: Conway Drive at 3705 Massillon Road

Plat to Vacate

Attachments: [24-36 Plat to Vacate Conway Dr Updated PZC Staff Report](#)

[24-36 Plat to Vacate Conway Dr updated survey](#)

[24-36 Plat to Vacate Conway Dr. Aerial Map](#)

The representative for this project was Matthew Weymouth. He stated they were asked to make some changes to the plat and they have done that. Mr. Wiethe gave an explanation of why they were asked to make the changes. Mr. Wiethe also gave a brief description of what is proposing to be developed on the land and that's what is driving the plat to vacate.

A motion was made to favorably recommend the acceptance of the plat to vacate Conway Drive to City Council for approval. The motion was seconded. The vote was 4-0; the motion carried.

A motion was made by Commissioner Burch, seconded by Commissioner Chadsey, to favorably recommend the item to City Council. The motion carried by the following vote:

Aye: 4 - Commissioner Garritano, Commissioner Kuwatch, Commissioner Chadsey and Commissioner Burch

Absent: 2 - Commissioner Ludrosky and Commissioner Anderson

V. Unfinished Business

24-42 Comprehensive Land Use Plan (2024 Update)

(Planning Department Staff, City of Green)

Mr. Wiethe gave a brief update on the progress of the Comprehensive Land Use Plan.

VI. Approval of Minutes

A motion was made by Commissioner Burch, seconded by Commissioner Chadsey, to approve the meeting minutes as submitted. The motion carried by the following vote:

Aye: 4 - Commissioner Garritano, Commissioner Kuwatch, Commissioner Chadsey and Commissioner Burch

Absent: 2 - Commissioner Ludrosky and Commissioner Anderson

Approval of the October 16, 2024 Meeting Minutes

VII. Director's Report

Director Wiethe gave a brief report.

VIII Council Liaison Report

Council Liaison Noble gave a brief report.

IX. Adjournment

The meeting was adjourned at 7:16 pm.

**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:

Brent Kuwatch, Chair

Date

Mindy Lawrence, Secretary

Date