



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:** April 19, 2018  
**RE:** April 18, 2018 - Planning & Zoning Commission Meeting Summary

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*The following items were reviewed, and recommendations made at the April 18, 2018 Planning & Zoning Commission meeting:*

**Item 18-20 Green Family Funzone ID Sign**  
(S. Plummer, Owner)  
Location: 4800 Massillon Road  
Signage Review  
Zoning: B-3

### **PLANNING DEPARTMENT**

Applicant is proposing a freestanding identification sign for the Green Family Funzone, which is located at 4800 Massillon Road. The site is located within the Greensburg Area Sign District, which was established by Ordinance 2012-19 in 2012. Regulations specific to the sign district are attached for reference.

The proposed sign face would have an overall measurement of 4' x 5' (20 SF). The double-sided sign would consist of an aluminum cabinet supported by a single steel pole. The sign face would feature orange copy with multi-color graphics on a white background. The lower portion of the sign would feature two lines of 4" changeable copy. The support pole would be obscured by a 3' wide x 2' high black aluminum pole cover. Total overall height would be 6'. The proposed sign face area and height would comply (40 SF/8' maximums in the Sign District). The changeable copy area would be less than 50% of the total sign area, which complies.

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

**Voting aye: M. Burch, R. Chordar, C. Ludrosky, B. Garritano & B. Kuwatch**

**Voting nay: None.**

**Recused: D. Plum.**



**Item 18-09 Ross Storage Building**  
(H. Oakes, H&R Home Improvement)  
Location: 6223 S. Main Street  
Site Plan Review  
Zoning: B-1

**PLANNING DEPARTMENT**

Applicant is proposing a 30'x 40' (1,200 SF) storage building at 6223 S. Main Street. The 0.97 acre site contains Mark's Auto Center and is located at the southeast corner of S. Main Street and Comet Road. The proposed accessory building is permitted in the B-1 District.

The lot meets area, width, and frontage requirements. Front building setback of 50' to Comet Road would comply (this also exceeds the front setback of the auto center). Side/rear yard setbacks would also comply (25' minimum).

The proposed garage would be situated at the eastern end of the site and within an existing fenced area with gate (see attached photos). It would primarily be used by the property owner (Michael Ross) to store vehicles and other equipment.

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

**Voting aye: M. Burch, D. Plum, R. Chordar, B. Garritano & B. Kuwatch**

**Voting nay: None.**

**Abstain: C. Ludrosky**



**Item 18-21 Wampetek Village Allot. No. 3**  
(K. Jorgensen, Property Owner)  
Location: 151 E. Turkeyfoot Lake Road  
Subdivision Replat  
Zoning: B-2

**PLANNING DEPARTMENT**

Applicant is presenting a replat of Wampetek Village Allotment No. 3. The proposed replat involves the combination of Lots 76 & 77 into Lot 77-R.

The property owner has an existing home on Lot 77 while Lot 76 is vacant. The property owner would like to add an addition to the rear of the existing home and a deck on the western portion of the home. The vacant lot currently has guardrail and a steep slope along the frontage of the property. Upon the replat, the consolidated lots would be exactly 1 acre in size.

The replatted lot would meet zoning requirements for lot area, width, frontage, and width-to-depth ratio. The replat would not impact any additional lots within Wampetek Village. Existing drainage, storm sewer, and utility easements would remain unchanged, as indicated.

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

**Voting aye: M. Burch, D. Plum & R. Chordar, B. Garritano & B. Kuwatch**

**Voting nay: None.**

**Abstain: C. Ludrosky**



**Item 18-12 Nyitray Enterprise Vehicle Storage**

(J. Nyitray, Owner)

Location: 2315 Greensburg Road

Change of Use Review

Conditional Use Certificate: Self-Storage Facilities

Zoning: B-2

**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 5-0 to Conditionally Approve the planning project.**

**Voting aye: M. Burch, D. Plum, R. Chordar, B. Garritano & B. Kuwatch**

**Voting nay: None.**

**Abstain: C. Ludrosky**



***The next scheduled Planning & Zoning Commission meeting will be held Wednesday, May 16, 2018 at 6:30 PM at the Central Administration Building, Council Chambers, 1755 Town Park Boulevard, Green, OH.***

cc: M. Kapeluck, Clerk of Council  
B. Chris, Law Director, Interim  
Zoning Division  
M. Groen, Income Tax

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