



City of Green

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Planning Department Memorandum

TO: Mayor Neugebauer & City Council
FROM: Nichole Baldinger, Administrative Secretary
DATE: November 17, 2017
RE: November 15, 2017 - Planning & Zoning Commission Meeting Summary

*The following items were reviewed, and recommendations made at the **November 15, 2017 Planning & Zoning Commission meeting**:*

Item 17-66 Spoonhower Orthodontics ID Sign
(C. Spoonhower, Property Owner)
Location: 1410 Boettler Road
Signage Review
Zoning: PD

PLANNING DEPARTMENT

Applicant is presenting a freestanding identification sign for Spoonhower Orthodontics, which is currently under construction at 1410 Boettler Road.

The double-sided aluminum cabinet would measure 7'-8" x 2'-10" (22 SF). It would feature green and blue copy/logo on a white background. The cabinet would rest atop a 2'-8" high tan masonry base with blue aluminum trim band at the top. The base would match the face brick and trim 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 provided via a cut limestone marker on the masonry portion of the base.

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

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



Item 17-67 Schermesser Minor Subdivision Variance

(J. Schermesser, Owner)
Location: Turkeyfoot Lake Road
Minor Subdivision Variance
Zoning: R-1

PLANNING DEPARTMENT

The property owners of 570 & 600 E. Turkeyfoot Lake Road are proposing a boundary line adjustment. Schermesser Funeral Home is located at 600 E. Turkeyfoot Lake Road while the house behind the funeral home is 570 E. Turkeyfoot Lake Road. The house is currently owned by the Riley's.

The existing lot configuration has the frontage for the Riley's home on the west side of the funeral home. A cross access easement is in place to allow the Riley's ingress and egress across the funeral home property to their house. The proposed boundary line adjustment would flip the frontage to the east side. The new frontage would provide the Riley's with the opportunity to establish a driveway to E. Turkeyfoot Lake Road without the need to cross the funeral home's property. Based on the survey drawing it is unclear whether a portion of the funeral home's parking lot will be in the 45' wide strip. Staff has requested of the applicant to have the surveyor clarify. If a portion of the parking lot would be on the Riley's property, an easement would need to be established.

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

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

Voting nay: None

Absent: D. Yoder



Item 17-46 Chase Bank

(T. Meseck, The Architects Partnership)
Location: 1717 Boettler Road
Site Plan Review
Zoning: B-1

PLANNING DEPARTMENT

This item was initially reviewed at the August 16, 2017 meeting, at which time it was tabled so the applicant could prepare an exhibit illustrating the possible impacts of the future roundabout. A public hearing was also held at that meeting for the proposed drive-through facility, which is conditionally permitted in the B-1 District. It was then tabled per applicant request at the September 20, 2017 meeting and again by the PZC at the October 18, 2017 meeting. A hearing was held by the Board of Zoning Appeals on October 19, 2017 for the proposed 4'-6" parking setback to Massillon

Road (10' minimum). The Board proceeded to grant a 5'-6" variance. The overall project is described as follows:

Applicant is proposing an overall 55' x 70' (3,558 SF) branch office for Chase Bank, which would be located at the northwest corner of Boettler and Massillon Roads, adjacent to McAfee Tool & Die Company. This would be the first Chase facility within the City. The proposed financial institution is permitted in the B-1 District.

The vacant one acre parcel was split off from the McAfee property in 2012 in anticipation of a Fifth-Third Bank branch office at the time. That project did not proceed and the property is still currently owned by Fifth Third. A .029acre strip of land at the corner and extending along the Boettler Road frontage was then acquired by the City for right-of-way purposes (for future widening). In the interim, the City has planned to install a roundabout at the intersection and additional property is needed for right-of-way to accommodate that feature. Final design drawings are not yet available and the area that is designated on the site plan for this purpose is approximate at this time. The applicant is aware of this situation and has decided to move forward with the project.

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

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

Abstain: B. Kuwatch

Absent: D. Yoder



The next scheduled Planning & Zoning Commission meeting will be held Wednesday, December 20, 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