



City of Green

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## Planning Department Memorandum

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**TO:** Council Liaison – Clark DeVitis  
**FROM:** Mindy Lawrence, Administrative Secretary  
**DATE:** October 17, 2025  
**RE:** October 15, 2025 - Planning & Zoning Commission Meeting Summary

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The following items were reviewed, and recommendations made at the **October 15, 2025 Planning & Zoning Commission meeting**:



### Item 25-36

### Service Pro Oil Change

(R. Guld, CAM, Inc.)

Location: Corporate Woods Circle

Site Plan Review

Zoning: B-1

### **PLANNING DEPARTMENT**

This project was reviewed by the Commission in March 2020 and tabled to provide the applicant an opportunity to acquire additional property to the north to facilitate the project. It was put on hold at the time and the applicant is now seeking to move forward again with the development, which is described as follows:

Applicant presented an overall 31' x 46.3' (1,446 SF) building for Service Pro Oil Change. It will be situated at the northeast corner of Corporate Woods Circle and Corporate Woods Parkway. Given the nature of this type of service business, this project was reviewed as a drive-through facility, which is conditionally permitted in the B-1 District. A public hearing and issuance of a Conditional Use Certificate is required. The hearing was published in the Green Leader and all contiguous property owners were notified. The motor vehicle service use is permitted in the B-1 District.

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

**Voting aye:** T. Bishman, M. Burch, M. Thrasher, C. Ludrosky & J. Chadsey

**Voting nay:** None

**Absent:** N. Anderson



## **Item 25-38**

### **Greensburg Meadow Planned Development**

(G. Sommers, Sommers Development Group)

Location: Winning Way, North Side of Greensburg Road

Conceptual Site Plan Review/

Rezoning Request: 30.5 Acres R-1 to PD

#### **PLANNING DEPARTMENT**

Applicant is returning for review of an amended concept plan and rezoning request for the creation of a residential community along Greensburg Road and Winning Way. This project was reviewed by the Commission in October 2021 as a discussion item and a revised plan was presented as a review item at the March 16, 2022 meeting, at which time it was given a favorable recommendation to City Council. That plan consisted of 104 lots on 30.5 acres of land but did not proceed through Council. The applicant then considered a new plan for discussion that included additional properties and totaled 44 acres. During this period, the applicant was working through utility issues that were not resolved and due diligence since that time has brought the project back to the table as follows:

The current project involves the same 30.5 acres that comprised the 2022 plan that was recommended. The site is located on Greensburg Road and along the northern section of Winning Way, which is directly east of I-77. It consists of six (6) parcels of land (with three different owners) totaling 29.5 acres and contains single-family dwellings and the former "horse farm" complex that is still visible along I-77. It also consists of approximately one (1) acre of the existing Winning Way right-of-way (adjacent to I-77) that would be vacated and incorporated into the site. The site lies slightly north/west of the approach to Runway 5 of the Akron Canton Airport and between the flightpath of this runway and the north/south runway. The current zoning is R-1 (Single-Family Residential) and the land would need to be rezoned to PD (Planned Development) in order for further development of the project to proceed. The site would exceed the five (5) acre minimum to create the residential PD.

**The Planning & Zoning Commission voted 5-0 to favorable recommendation to City Council.**

**Voting aye: T. Bishman, M. Burch, M. Thrasher, C. Ludrosky & J. Chadsey**

**Voting nay: None**

**Absent: N. Anderson**

***The next scheduled Planning & Zoning Commission meeting will be held Wednesday November 19, 2025 at 6:00 PM at the Central Administration Building, Council Chambers, 1755 Town Park Boulevard, Green, OH.***

cc: S. Goodrich, Finance Director  
L. Carey Dean, Director of Law  
N. Messner, Clerk of Council  
A. Baker, LT, Fire Inspection  
M. Groen, Income Tax