

# MINUTES

## ENVIRONMENTAL PLANNING COMMITTEE MEETING

7:05p.m.

March 16, 2010

Pursuant to Codified Ordinance Chapter 107 and ORC Section 121.22, notice of the following meeting was given on March 12, 2010:

**Committee Members Present:** Mr. Fiala, Mr. Woodin, Mr. Harrold

**Others Present:** Councilmen Ranally and Carr, Mayor Anderson, Service Director Tomaselli, City Engineer Sayles, Law Director Wiles, Fire Chief Zwegat, Police Chief Straube, Chief Building and Zoning Inspector Smith, Parks and Recreation Director Katz, Finance Director Rogowski, Lake County Gazette Reporter McMahon, Applicants Jill Czina/Vintage Management Services; Frank Chorba/Land Design; Gary Lapin/Ascendtech; Kurt Weaver/AKW Inc; Clerk Radebaugh

### EAS#11-12-09

**38882 Mentor Avenue Properties LLC, owner of the property located at 38882 Mentor Avenue, requests to rezone a portion of land contained in the property formerly known as the Bobick's Building from R-60 Residential to General Business. Submitted by Jill Dzina, Agent, Vintage Management Services**

Chairman Fiala explained that this is a housekeeping item. Mayor Anderson said that when this building was built, a portion was built on land that was zoned R-60. In order to use the building, this portion has to be rezoned to General Business.

The Committee recommended approval of EAS#11-12-09

### EAS#1-1-10

**Proposed project is a subdivision consisting of 73 single family residential lots located on the northeasterly side of Tamarac Blvd. approximately 1500 feet west of Lost Nation Road. Submitted by John Neely, Project Manager**

Mr. Chorba explained that this property was originally destined to be multi-family, but they are now proposing 73 single family units. Chairman Fiala said that this is a significant reduction in the number of units that could be on this parcel.

City Engineer Sayles commented that the sanitary sewer has to be relocated.

Mr. Fiala said that the Planning Commission is requiring the developer to reforest some of the sites. Mr. Chorba said they have agreed to one tree lawn tree plus another tree on the lot.

Service Director Tomaselli suggested installing gang mailboxes because of the damage that might occur to mailboxes when snowplowing in front of the homes. Mr. Chorba said this was discussed at Planning Commission and the developer was not in favor of doing this. Mr. Sayles suggested that he and Mr. Tomaselli negotiate with the developer and the post office regarding gang mailboxes.

Mr. Fiala asked that Mr. Chorba advise the developer that sidewalks have to be put in regardless of whether the lots are developed or not. Sidewalks should go in with the original infrastructure improvements.

The Committee recommended approval of EAS#1-1-10 with the stipulation that the developer work with the city engineer and service director regarding the installation of gang mailboxes instead of individual mailboxes. This will then be resolved with the administration and post office.

**EAS#4-1-10**

**Proposed project will be an 80' x 85' steel addition to the existing building located at 4772 East 355<sup>th</sup> Street, owned and occupied by Ascendtech Management, Inc., to be used as a storage warehouse. Submitted by Gary Lapin**

Gary Lapin explained that Ascendtech is running out of space, but they have quite of bit of space in the back of their building to put an addition. They plan to enclose the storm drainage sewer and provide a culvert. The docks will be moved to the back of the warehouse.

Law Director Wiles explained that at their last meeting, council approved a release of an easement for this project.

The Committee recommended approval of EAS#4-1-10.

**EAS#5-2-10**

**Proposed project will be the complete renovation of the existing bank structure located at 35361 Euclid Avenue to be converted to professional offices and hearing aid services on the first floor and financial consulting offices on the second floor. Second floor mezzanine will be expanded. Exterior will have dormers added to the roof. Submitted by Kurt Weaver, AIA, AKW, Inc.**

Kurt Weaver explained the scope of the renovation of the former bank structure. He commented that at the Planning Commission meeting, the committee was interested in seeing the building materials.

Mr. Sayles said that because this building was used as a bank, a control manhole would not have been required. This company needs to verify that there is an existing control manhole.

The Committee recommended approval of EAS#5-2-10 with the stipulation from Planning Commission that they review the material selections.

**The Environmental Planning Committee adjourned at 7:30 p.m.**

Date approved \_\_\_\_\_

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Bob Fiala, Chairman

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Clerk of Council