

October 25, 2012

Planning Commission

- Oakwood Commons Outparcel Building, 1830-1864 Warrensville Center Rd, Site plan review
- Aerocontrolex, 4223 Monticello Blvd, Site Plan Review
- Panera Bread, 13901 Cedar Rd, Signage
- Square One Nail Salon, 13915 Cedar Rd, Sign
- SportClips, 13967 Cedar Rd, Sign

Chairwoman Tracie Zamiska called the meeting to order at 7:00 p.m. Members present: Arthur Goddard and Ron Sabransky. Absent: Andre Reynolds and Jennifer West.

Oakwood Commons Outparcel Building – Chris Goodrich, vice-president of First Interstate and Steve Pickett were present. Mr. Goodrich displayed the site plan and indicated the building footprint. He also showed the elevations of the four-tenant building, the trash enclosure and stated that the rooftop mechanical units would be hidden from site. The addresses for the building are 1830 thru 1864 Warrensville Center Road. After some discussion, Mr. Goddard made a motion to approve the site plan as presented. Seconded by Mr. Sabransky. All ayes. Motion approved. (3-0-0)

Aerocontrolex, 4223 Monticello Blvd - Mike Hargas, project manager for Aerocontrolex, Dave Lynn, construction manager, and Bob Zarzycki, project architect were present. Mr. Lynn stated that Aerocontrolex bought another company and that was the reason for the needed expansion of the building and parking lot. The commissioners reviewed the Code requirements with the applicant in regards to the parking lot perimeter landscaping and the building of a wall. It was determined that a variance from the Board of Zoning Appeals would be needed. After some discussion, Mr. Goddard made a motion to approve the site plan at 4223 Monticello Blvd with the following conditions: that the applicant seeks and obtains a variance for the setback requirements between residential and manufacturing districts and relief from the nonconforming use 746.07 (a). Seconded by Mr. Sabransky. All ayes. Motion approved. (3-0-0). A letter of support will be sent to the Board of Zoning Appeals from Chairwoman Zamiska.

Panera Bread Sign – Mr. Goddard made a motion to approve the sign. Seconded by Mr. Sabransky. All ayes. Motion approved. (3-0-0)

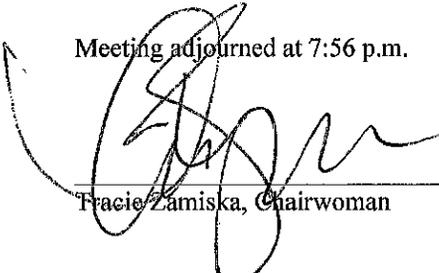
Square One Nail Salon – Chairwoman Zamiska recommended tabling until the next meeting.

SportClips Sign – Chairwoman Zamiska made a motion to approve the sign. Seconded by Mr. Sabransky. All ayes. Motion approved. (3-0-0)

Mr. Goddard made a motion to approve the minutes from the Oct 11, 2012 meeting. Seconded by Chairwoman Zamiska. All ayes. Motion approved. (3-0-0)

Chairwoman Zamiska made a motion to adjourn the meeting. Seconded by Mr. Sabransky. All ayes. (3-0-0)

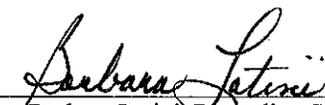
Meeting adjourned at 7:56 p.m.



Tracie Zamiska, Chairwoman

11/15/12

Date



Barbara Latini, Recording Secretary