

PLANNING COMMISSION MEETING

May 13, 2010

The Planning Commission convened in Courtroom No. 1 at City Hall for their regular meeting. Chairman Fitzgerald called the meeting to order at 7:30 PM. He asked the secretary to call the roll. Members in attendance were, Mr. Andrew Eade, Mr. Brian Temming, Ms. Christine Shoop, Mr. David Komjati, and Chairman Thomas Fitzgerald. Also present were, City Manager Rita McMahon, Assistant City Manager/Community Development Director Douglas Lewis, City Planner Russ Schaedlich, Assistant Law Director James Lyons, and Secretary Lynn White.

MINUTES: Chairman Fitzgerald asked if there were any additions or corrections for the Planning Commission Meeting Minutes of April 8, 2010. There being none, he asked for a motion. Motion by Ms. Shoop, seconded by Mr. Temming to approve the Planning Commission Meeting Minutes from April 8, 2010 as submitted. All members present said "aye". Motion carried.

TABLED BUSINESS:

Preliminary Plat Approval of 49 residential lots known as Heisley Park Residential Subdivision Phases XIV and XV.

Chairman Fitzgerald indicated there was no additional information submitted on this issue. The item remains tabled.

NEW BUSINESS:

Chairman Fitzgerald indicated there was no New Business and moved onto the Administrative Report.

ADMINISTRATIVE REPORT:

Chairman Fitzgerald moved onto the first item under the Administrative Report and read the notice.

Temporary Structure and Uses: Painesville City Local School District was granted the placement of a temporary modular unit at 350 Cedarbrook Drive for preschool programming in November 2009 with a stipulation the modular temporary structure be removed by December 1, 2010. Painesville City Local School District is requesting a seven-month extension of their permit for the temporary structure and use.

Chairman Fitzgerald asked if there were any comments or discussion on extending the temporary structure and use permit to July 1, 2011.

Mr. Komjati asked if there were any comments from the residents in the area. Mr. Schaedlich indicated there have been no complaints received on this matter. The residents are pleased with the landscape buffer that was put in place after the granting of the temporary structure and use permit.

There being no further discussion, Chairman Fitzgerald asked for a motion. A motion was made by Mr. Komjati, seconded by Ms. Shoop to approve a seven-month extension of the temporary structure and use permit for the Painesville City Local Schools at 350 Cedarbrook Drive to expire on July 1, 2011.

On roll call, Ms. Shoop, Mr. Komjati, Mr. Eade, Mr. Temming, and Chairman Fitzgerald answered "yes". Motion carried.

Chairman Fitzgerald moved onto the next item under the Administrative Report and read the notice.

Preliminary Plat Approval of 135 residential lots known as Brookstone Reserve Subdivision consisting of approximately 29.48 acres of land located within the Shamrock Business Center PUD.

Chairman Fitzgerald asked the applicant to address the Commission.

Mr. James Martynowski of Forest City Land Group indicated that he is representing Shamrock Business Center the developers of Shamrock. Mr. Wayne Repko of GPD Associates stated they are the design engineers for the project. Mr. Martynowski stated that he would like to give a quick

overview of the project. He presented the Commission with various exhibits showing the different aspects of the project. The first was the last overall conceptual plan of the area. This was presented to the Commission in March with the Senior Living Project. It was explained that the subdivision area was shown on that plan. The design was based on preliminary findings and only showed 118 single-family lots. The next exhibit was the preliminary plat for Brookstone Reserve Subdivision. This plat replaces the plat the Commission was given earlier. The plat was modified by GPD to address the outstanding comments made by the Administration. The third exhibit shows the original open space plan for the PUD. The staff report questioned the amount of open space being provided in this project. The last exhibit is an update of the open space plan showing the current statistics overall. Mr. Martynowski commented that the PUD is a working plan and evolves as time goes on. The statistics are broken out in the same way outlining the total amount of open space per category; public/common/private. The total open space to date is 63.77 acres. Mr. Martynowski explained the areas, which provide a buffering along the freeways; and the areas, which are part of a conservation easement. The overall open space plan follows the original submitted PUD plan however; the amount of space exceeds the originally submitted plan. There will also be some large retention ponds within the Brookstone Reserve development, which are not shown on the submitted plan. The actual location of the basins has not been determined but will add to the open space designation.

Ms. Shoop asked about conservation easements and how they are classified as open space. Ms. McMahon responded that those areas are considered open space, but they are not usable open space. They are used in the overall total calculation for the open space requirement.

Mr. Martynowski asked if there were any questions before Mr. Repko explains the engineering changes. Chairman Fitzgerald asked about the public park that is no longer shown on the plan. Mr. Martynowski explained the area where the park was shown initially is slated for office/industrial use. The location of the park is still to be determined since the wetlands issues are still to be resolved.

Mr. Wayne Repko, GPD Associates, explained the area that will encompass the 135 lots is about 39-acres. This area will be bounded by the bridge over the railroad tracks and the extension of Brookstone Boulevard from the Cobblestone Apartments. The basic services for the site will be all public utilities; storm/sewer/water/electric. The sanitary sewer and water main will be extended through the street pattern and connected out to Brookstone Boulevard as the street is extended.

Mr. Repko stated the storm sewer system would be self-containing. There will be areas of retention ponds that will be placed at the appropriate locations to accept all of the water based on the topography of the land. He explained there is an existing ditch, which drains under the culvert out to the freeway. The plan is to maintain that existing channel as a discharge point for the detention basin in the area.

Mr. Repko commented that based on their submission of the plat and the comments provided by the City there were changes made to the plat. He explained that they added the location of the fire hydrants every 300-feet along the street; changed the name of Creekstone Circle to extend the entire length; Stonehedge was changed to Pembroke Drive; added some additional information regarding the contours of the project. Mr. Repko stated the subdivision layout was not changed, just more information added to the plat.

Chairman Fitzgerald asked if there were any comments or questions. Mr. Komjati asked about the proposed lot size of 50-foot wide. Mr. Repko responded that the lot size according to the PUD is subject to approval for the specific site. The basic lot size that is being proposed is 50-foot of frontage along the setback line, 120-foot deep, which meets the requirement of a 25-foot front setback, 6-foot side yard, and a minimum 30-foot rear yard. The actual distance for the property, 103-foot lot depth would meet all of the setback requirements. All the lots are in the range of 120-feet with a couple less than that. Those would back up to open space areas.

Mr. Komjati commented that this might be too congested. Mr. Repko indicated this is a typical cluster type development that encompasses the street as it is laid out. The street lends itself to this type of development. Mr. Martynowski stated the side yards have been widened. The PUD was passed with a minimum 3-foot side yard with an aggregate of ten; this has an aggregate of twelve. This is the maximum build for the lot.

Ms. Shoop inquired about the original plan showing 118 units and now it is 135 units. Mr. Repko

stated the area in which the subdivision is being built has been expanded. The lots were not squeezed into less area. The area now encroaches the townhouse area, which will be changed once the product is determined. Mr. Martynowski stated that the wetlands retention areas caused a design change for this area. He explained the various areas that were affected and how the design had to be changed because of the wetlands.

Chairman Fitzgerald inquired about the square footage of the homes. Mr. Martynowski responded that the design has not yet been finalized with the builder. Ms. McMahon explained that this was not within the regulations however; the minimum is 1,100 square feet. Mr. Repko commented the footprint they worked with is between 1,500 and 1,600 square feet. There was discussion about the location of the garages for the units.

Mr. Komjati inquired about drainage for this area and if there was any soil boring information available. Mr. Martynowski indicated that he has submitted the soil boring information to the City Engineer. Those are currently being reviewed. He stated that Mr. Repko had inquired about the construction of the apartments and the soil conditions during that time. The site experienced no water issues. They did not encounter any water in the trenches that were dug for the utilities. Those trenches are typically as deep as a basement. The elevations of the site were discussed and the possibility of the water becoming an issue was discussed. The soil borings submitted were from 1987 and 1999. If those reports are not sufficient, they will be required to have additional boring done. It was mentioned that the utility trenches would help alleviate any water problems since it would help discharge the water and dry out the area.

Ms. Shoop asked if the Administration had any concern with the lot sizes. Mr. Schaedlich stated there is no issue as long as the design of the home is compatible with the lots and provides a variety of front elevations. Ms. McMahon commented the house designs will have to come before the Commission like Liberty Greens Subdivision. She reminded the Commission that since this project has been going on for ten-years, the original design was intended to create a Neo-Traditional type of development. The area was to be a small-scale, traditional development pattern to provide a planned center atmosphere, a walkable-community. The idea was not to have large half-acre lots.

Chairman Fitzgerald asked if there were any other comments or questions. There being none, he asked for a motion. Motion by Mr. Komjati, seconded by Mr. Temming to approve the Preliminary Plat for 135 residential lots known as Brookstone Reserve Subdivision located within the Shamrock Business Center PUD. On roll call, Mr. Komjati, Mr. Eade, Mr. Temming, Ms. Shoop, and Chairman Fitzgerald answered "yes". Motion carried.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

The Commission was informed of an upcoming Northeast Ohio Planning Workshop. The workshop will have discussion of planning issues. The Commission was instructed to indicate to the Secretary of their interest.

ADJOURNMENT

There being no other items to come before the Planning Commission the meeting was adjourned.

Lynn M. White, Secretary

Thomas Fitzgerald, Chairman