



Date: March 11, 2016
To: City Manager
Cc: Clerk of Council; Community Development Director; City Planner; City Engineer; Economic Development Coordinator; Building Official; file
Re: Planning Commission Action

The following item was presented to the Planning Commission for consideration during their regularly scheduled Meeting on March 10, 2016.

TABLED BUSINESS:

Preliminary Plat Approval for Shamrock Business Center PUD/Saber Healthcare: Planning Commission approval of detailed site plans for Shamrock PUD/Saber Healthcare proposed facility to be located at the corner of Brookstone Boulevard and the future Meadowbrook Parkway.

Motion by Ms. Fleck, seconded by Ms. Kuhlmann, to approve the preliminary plat approval for Shamrock Business Center PUD/Saber Healthcare with the following stipulations:

- 1. The Access and Easement Agreement which contains all conditions previously placed on this project must be signed by all parties and shall be filed with the Lake County Recorder's Office prior to development of this property;*
- 2. Detailed landscaping plans including the location height, number and type of plant material to be installed for the site shall be provided prior to applying for a building permit;*
- 3. Detailed final utility plans including the location and sizes for the site shall be provided prior to applying for a building permit;*
- 4. The Shamrock Business Center Association, Inc. Declaration of Covenants, Restrictions and Easements governing all future owners of the parcels and their respective successors and assigns, shall be amended to include the Saber Healthcare property; the Declaration must also apply to the remaining land that is left in the PUD area so that the Exhibit A for this Declaration must include a legal description for the remaining land; and shall be filed with the Lake County Recorder's Office prior to development of this property*

On Roll Call, Ms. Fleck, Mr. Wainwright, Ms. Hada, Ms. Kuhlmann and Chairman Komjati answered "yes". Motion carried, 5-0.

NEW BUSINESS: (Public Hearing Item)

REFUSAL NO. 2276- CONDITIONAL USE PERMIT REQUEST

Applicant: Steve Lovick; S & S Dump & Dig Inc. dba Cashen Readymix and Builders Supplies

Owner: Mica & Mica Jurcevic

Location: 225 West Prospect Street

Permanent Parcel Number 15-C-028-0-00-004-0

District: M-2 Industrial

Section: 1143.06(a)

The City of Painesville has received an application from Steve Lovick for a Conditional Use Permit. The applicant is proposing to operate a concrete batch plant at 225 West Prospect Street (Permanent Parcel Number 15-C-028-0-00-004-0). The property is located in the M-2 Industrial District. Section 1127.05 does not list concrete plants as a permitted use in the M-2 Industrial District. A conditional use permit for a Similar Use designation is requested.

Motion by Ms. Hada, seconded by Ms. Kuhlmann, to favorably recommend approval of Refusal No. 2276 to Steve Lovick for the property located at 225 West Prospect Street (Permanent Parcel Number 15-C-028-0-00-004-0) with the following stipulations:

- 1. The Conditional Use Permit is contingent on the approval of the Vacation of Mathews Street;*
- 2. The property (vacated Mathews Street) shall be transferred to the applicant prior to any building permits being issued;*
- 3. The Conditional Use Permit shall not be transferable to another party;*
- 4. The applicant must comply to all the conditions outlined in the Industrial Performance Standards;*
- 5. Job creation shall be provided for as stated in the submitted Letter of Commitment;*
- 6. A detailed landscaping plan for adequate buffering as provided in Section 1133.01 Supplemental Regulations for Commercial and Industrial Districts to be installed prior to applying for occupancy;*
- 7. The hours of operation of the use shall be Monday through Saturday, 7:00 a.m. to 9:00 p.m. with occasional Sunday hours as allowed by Chapter 539.*

On Roll Call, Mr. Wainwright, Ms. Hada, Ms. Kuhlman, Ms. Fleck and Chairman Komjati answered "yes". Motion carried, 5-0.

Vacation of a Portion (0.43 Acres) of the Mathews Street Right-of-Way – Eastern Half

The eastern half of the vacated portion of Mathews Street adjacent to PP# 15-C-028-0-00-001-0 will be deeded to the parcel sought by Mr. Lovick, contingent on the applicant receiving a favorable recommendation from the Planning Commission of the conditional use permit for the concrete batch plant with the subsequent affirmative decision from Painesville City Council.

Motion by Ms. Fleck, seconded by Ms. Kuhlman, to favorably recommend the vacation of the Mathews Street Right-of-Way with the outstanding issues addressed prior to approval of the street vacation by City Council:

- 1. Submission of the vacation plat showing the boundaries of the property along with the legal description of the property;*
- 2. Vacation plat shall include all required easements to the City of Painesville for the existing utility lines as indicated by the City Engineer.*

Recommended condition on the approval of the street vacation:

- 3. Vacation request is only valid upon the final approval of a conditional use permit to allow a concrete batch plant at 225 West Prospect St.*

On Roll Call, Ms. Hada, Ms. Kuhlman, Ms. Fleck, Mr. Wainwright and Chairman Komjati answered "yes". Motion carried, 5-0.

ADMINISTRATIVE REPORT

Temporary Structure and Uses: NVR Inc./Ryan Homes has made application for the determination of a parking pad in accordance with Section 1141.07(c). Ryan Homes is proposing to install temporary off-street parking for a model home being constructed at 402 Greenfield Lane (Permanent Parcel Number 35-A-005-A-00-336-0).

Motion by Ms. Hada, seconded by Ms. Kuhlmann to approve the issuance of a temporary permit for a parking pad at 402 Greenfield Lane with the following conditions:

- 1. The installation of the parking area on the property shall be installed per the City Engineer's recommendations to avoid any safety and/or storm water related issues;*
- 2. The parking area shall be maintained at all times in respect to the condition of the pavement; any maintenance issues will be addressed in a timely manner;*
- 3. The proposed lighting plans shall be submitted and reviewed by the Community Development Department prior to installation;*
- 4. The proposed landscaping plans shall be submitted and reviewed by the Community Development Department prior to installation;*
- 5. The installed landscaping materials shall be maintained and replaced as necessary*
- 6. The applicant will re-apply for the temporary permit on an annual basis for the duration of the lot as the permit is only issued on a one-year period.*

On Roll Call, Ms. Kuhlman, Ms. Fleck, Mr. Wainwright, Ms. Hada and Chairman Komjati answered "yes". Motion carried, 5-0.

Renaissance Parkway, Phase II – Road Dedication and Preliminary/Final Plat Approval of 0.7876 acres (34,306 sq. ft.) of land.

Motion by Ms. Hada, seconded by Ms. Kuhlmann to approve the dedication plat of Renaissance Parkway Phase II. On Roll Call, Ms. Fleck, Mr. Wainwright, Ms. Hada, Ms. Kuhlmann and Chairman Komjati answered "yes". Motion carried, 5-0.

High Pointe Centre Covenants and Restrictions – Planning Commission approval is required in accordance with Section 1138.01(b) of the Zoning Code.

Motion by Ms. Hada, seconded by Ms. Kuhlmann to approve the High Pointe Centre Covenants and Restrictions. On Roll Call, Mr. Wainwright, Ms. Hada, Ms. Kuhlmann, Ms. Fleck and Chairman Komjati answered "yes". Motion carried, 5-0.

Unified Zoning Code Update – Julie Lindner, Consultant

This matter was postponed until the April 14, 2016 Planning Commission meeting.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

There being no further business, the meeting was adjourned at 8:28 pm.

Please forward this information to City Council at the earliest time possible.


Tina B. Pomfrey

Planning Commission