



**Date:** April 15, 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 April 14, 2016.

**NEW BUSINESS:** None

**ADMINISTRATIVE REPORT:**

- **Heisley Park Residential Subdivision Phase XVIII** - Preliminary Plat request – consisting of 44 lots and 10.2971 acres of land.

*Motion by Ms. Fleck, seconded by Ms. Kublmann, to approve the preliminary plat for Heisley Park Residential Subdivision Phase XVIII with the following stipulations:*

1. *Sheet 2 shall be revised to comply with Chapter 1109 regarding labeling of the contour lines in the subplot areas; labeling the dimensions of the road frontage on sublots 430-433; and the location of the water connections on sublots 468-511;*
2. *Developer shall provide the necessary hydrogeologic study for Phase XVIII;*
3. *Developer shall submit \$1,570 for the small tree fee;*
4. *The railroad right-of-way buffer shall be installed similar to the approved buffer required for the common space (park area) along the railroad and shall be continued along the entire length of the property boundary and end at S/L 423 as part of the buffer requirement.*

*On Roll Call, Ms. Kublmann, Ms. Fleck, Mr. Wainwright, and Chairman Komjati answered “yes”. Motion carried, 4-0.*

- **Temporary Structure and Uses:** Lake Erie College was granted the placement of a temporary modular unit at Recreation Park on June 12, 2008 with extensions granted in December 2008; November 2009; November 2010; November 2011; December 2012; April 2014. Lake Erie College was granted and an additional one-year extension of their permit for the modular unit for the 2015-2016 seasons with conditions, to be presented to the Planning Commission at the April 2016 meeting.

*Lake Erie College requested that the temporary structure be reclassified as a permanent structure. Mr. Lyons advised the college that they should apply for a building permit as a permanent structure with the Building Official; however, this issue is no longer the responsibility of the Planning Commission.*

- **Temporary Structure and Uses:** J. Federico/Fast Auto & Truck has made application for the determination of one (1) trailer in accordance with Section 1137.12 (a)(1). Mr. Federico is proposing to place the trailer at 61 South State Street as a temporary office for Fast Auto Sales and Leasing.

*Ms. Kuhlmann moved, seconded by Ms. Fleck, to favorably recommend the approval of the temporary structure for a time period of not more than six (6) months, with the stipulation that the structure may not remain permanently on the parcel. On Roll Call, Ms. Fleck, Mr. Wainwright, Ms. Kuhlmann and Chairman Komjati answered yes. Motion carried, 4-0.*

- **Temporary Structure and Uses:** Tyler Kelly/ET CETERA has made application for the use of 450 Storrs Street as an event center to host community and personal events.

*Ms. Kuhlmann moved, seconded by Ms. Fleck, to favorable recommend the approval of the temporary use with the condition that no alcohol be permitted on the premises. On Roll Call, Mr. Wainwright, Ms. Kuhlmann, Ms. Fleck and Chairman Komjati answered yes. Motion carried, 4-0*

## **OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE PLANNING COMMISSION**

Ms. White mentioned that the Cedarbrook Detention Basin is being constructed at this time. Although excessive soil removal normally requires the approval of a Conditional Use Permit by the Planning Commission, because this is a public project being done by the City, it is being brought to the Planning Commission's attention.

Additionally, Ms. White explained that because of the emergency closing of the City Parking Garage, the old hospital site will be used as a temporary parking area. The parking garage is permanently closed and the City is seeking bids for demolition of the parking garage.

There being no further business, the meeting was adjourned at 8:54 pm.

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



Tina B. Pomfrey  
Planning Commission