

PLANNING COMMISSION MEETING

July 9, 2015

The Planning Commission convened in Courtroom No. 1 at City Hall for their regular meeting. Chairman Komjati called the meeting to order at 7:30 PM. He asked the Secretary to call the roll. Members in attendance were Mr. Mark Wainwright, Ms. Carol Fleck and Chairman David Komjati. Ms. Leah Huth was absent as well as the Vice Chairman Christine Shoop. Also present were the City Manager; Anthony Carson; Assistant City Manager/Community Development Director Douglas Lewis; City Planner Lynn White; and Secretary Tina B. Pomfrey. The Assistant Law Director, James Lyons, was absent for the meeting.

MINUTES: Chairman Komjati asked for additions or corrections for the Planning Commission Meeting of June 11, 2015. There being none, he asked for a motion. Motion by Ms. Fleck, seconded by Mr. Wainwright, to accept the Planning Commission Meeting Minutes from June 11, 2015 as written. Chairman Komjati asked the Secretary to call the roll. On roll call, Ms. Fleck, Mr. Wainwright, and Chairman Komjati said "yes". Motion carried, 3-0.

Chairman Komjati stated the first item listed on the Agenda is the tabled business for Fast Auto and Truck. He asked if there were any changes on this matter. There being none, the matter remained on the table.

Ms. Fleck asked the City Planner if a matter might remain on the table indefinitely. Ms. White replied yes, it may, however she indicated she would contact Mr. Federico to determine if his wish is to leave the matter on the table or if he would like to remove the matter from the table and withdraw his request.

TABLED BUSINESS:

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 after demolition of the structure at 61 South State Street.

Chairman Komjati moved into the Administrative Report.

ADMINISTRATIVE REPORT:

Lexington Village Residential Subdivision No. 2 - Preliminary Plat request – consisting of 19 lots and approximately 6.7 + acres of land.

Mr. Frank Chorba of Land Design Consultants, 9025 Osborne Drive, Mentor, was present for the meeting. Mr. Chorba stated that Land Design is the design engineer on the site. He explained that in June the subdivision plan was granted a variance by the Board of Zoning Appeals for installation of lots with a minimum frontage requirement of 60 feet. Most of the lots are wider than 60 feet. A preliminary plan for 19 lots has been submitted, which is a continuation of Community Lane going from the existing cul-de-sac west to Newell Street. This will provide the residents of the existing Community Lane with better access to their properties and provide a cut-through from Lexington to Newell Street. It will consist of 19 lots and be fully improved.

The Chairman asked the City Planner for the recommendation of the City. Ms. White indicated that in her memorandum to the Commission, she outlined what occurred before the Board of Zoning Appeals. Hallmark Excavating received the variances that they requested. Ms. White explained that the 19 proposed lots vary in width from 60 ft. to 93 ft. All of the lots meet the minimum square footage requirement in the R-1 Single Family District. The one area of concern, as stated in the memo, is the future maintenance of the proposed detention pond located to the rear of several of the lots. Currently the Lexington Village Subdivision, which is near the end of the cul-de-sac, has a Homeowners Association (HOA) in place. Due to the inclusion of the detention pond and the drainage easements, the City recommends that the proposed development join the current HOA or form one of its own. The City would prefer, if possible, that they join the existing HOA and all work together.

Mr. Komjati asked who determines the HOA membership. Ms. White stated that she believes that Todd Harrison of Hallmark Excavating played a role in the formation of the HOA when Lexington Village was initially developed. She stated that he might speak with the HOA regarding the membership. Mr. Chorba indicated that Mr. Harrison would have to request the HOA Board approve the joining.

Ms. White stated that several City departments reviewed the plat and submitted comments. The City Engineer's comments were regarding typographical errors on the plat. The Fire Chief recommended locations for fire hydrants and the City Water Department submitted comments to inform the developer what was expected going forward. Mr. Lewis also commented that a hydraulic study would need to be performed for the subdivision. Ms. White mentioned that the City prefers installation of a concrete roadway in the new portion of the subdivision as a continuation of the road that is already present in the original section of the

Lexington Village Subdivision. Ms. White also stated that Mr. Lyons had indicated that the HOA must absolutely be in place for to address storm water management. Section 1113.03 of the Painesville Codified Ordinances states that the Planning Commission shall not approve any subdivision if these items are not addressed.

Mr. Chorba asked if the HOA is responsible for the storm sewer easements between lots 26 and 27 and 34 and 35. Mr. Lewis stated the HOA is responsible for anything outside the right-of-way. Mr. Chorba indicated that the developer would like to speak to the water department regarding the specifications in the recommendations. Discussion ensued. The City Manager, Mr. Carson, said that ultimately the water department is the authority.

Chairman Komjati asked if a traffic or flashing light is needed between Community Lane and Newell Street. Ms. White replied that she believes the City Engineer reviewed this and the need is not apparent at this time. Mr. Chorba added that predictions are made based on lot type and traffic progression in and out of the development.

Mr. Komjati asked Mr. Chorba if the recommendations of the City are problematic to the developer at this time, aside from the water department questions. Mr. Chorba replied no, everything else is agreeable.

Mr. Lewis added that the inclusion of a hydrology study was a position taken by City Council due to the experiences in Heisley Park. Before any new subdivision commences, it is important to determine the hydrology of the general area so that development of property may be determined feasible.

Motion by Ms. Fleck, seconded by Mr. Wainwright, to recommend approval of the Lexington Village Residential Subdivision No. 2 with the following stipulations:

1. *A Homeowners Association (HOA) be created to serve the new subdivision.*
2. *The subdivision's detention pond and drainage easement be maintained by the HOA.*
3. *A hydrology study be completed, if determined necessary, by the City Engineer.*
4. *The roadway extension be completed in concrete to match the existing roadway.*
5. *The recommendations of the Engineering, Fire Department and Water Department be integrated into the development plan of the new subdivision.*

On roll call Mr. Wainwright, Ms. Fleck, and Chairman Komjati answered "yes". Motion carried, 3-0.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE PLANNING COMMISSION

There being no other business to come before the Commission, the meeting was adjourned at 7:46 p.m.

Tina B. Pomfrey, Secretary

David Komjati, Chairman