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Minutes of the Planning and Zoning Committee
February 4, 2014

The meeting was called to order at 9:06 a.m. by chairman of the committee, Mayor Alonso.

Roll Call:	Mayor Alonso	Present
	Mr. Baker	Excused
	Mrs. Gable	Present
	Mr. Molina	Present
	Mr. Dible	Present

Also in attendance on behalf of the Village of Reminderville: Village engineer Gene Esser of Krock Esser Engineering. Application representatives sworn in by Mayor Alonso: John Eavenson, Daniel Barcikoski, Chuck Szucs, and Nathan Bollinger.

Application 02-2014 for the Herrington Place Phase 7 was submitted by E&O Development. Today the committee is considering the preliminary plan submitted on January 29, 2014. The application is represented by John Eavenson of E&O Development and K. Hovnanian Homes as well as Daniel Barcikoski of Atwell, LLC, the registered design professional. A copy of the letter dated February 3, 2014 (attached) was presented as the official plan review from the Reminderville Fire Department. There was no discussion of this plan review. The discussion began with Mr. Esser explaining that following an evaluation of the plan it was noted that there was a general reduction in the layout but it is still within the limits of the original plan concerning the wetlands within the area to be cleared. He showed a map of the original plan which showed more green space than the current submission. He then asked if permissions have been granted by Summit Soil and Water to commence clearing. Mr. Eavenson answered in the affirmative. Mr. Esser stated that a copy of the new permit would need to be submitted to the clerk. Would also need the Soil and Water study as well as monthly inspections by Krock Esser Engineering (KEE). Mr. Esser concluded by stating that the developer is responsible for reporting when the site experienced a rain event exceeding a half inch of rainfall. Mr. Dible asked – to the applicants and engineer – given the existing issues in Phase 5 {alluding to an unresolved issue with drainage that was discovered after the houses were built, the rear downspouts are unable to tie in to the storm sewer as required by the Ohio Building Code} do you foresee an issues. Mr. Barcikoski explained that the storm water detention will be in place during construction. SWMP will be in place, diverting water to the designated ponds. Mr. Esser explained that erosion control must be in place immediately following the tree clearing. This will be monitored by Summit Soil and Water as well as KEE. With the discussion turned to the tree clearing it was brought up that during the previous phases there had been problems with the developer staying within the approved clearing area. Mr. Esser declared that a KEE inspector would walk the perimeter once the developer marks the clearing

lines to be sure that they have not crossed over to private property. Mr. Dible asked if there were any trees within the phase that can/will be kept. Mr. Eavenson said that some of them could be kept but many are dying anyway. He also explained that the trauma of clearing and building usually results in nearby trees dying soon after construction. You then have a \$250,000 home with a tree ready to fall on it.

Mr. Esser concluded the discussion by reminding the developer that the surveyors must mark the clearing line every 100'. Mr. Eavenson agreed.

Mr. Molina made a motion to approve the preliminary/clearing plan for Herrington Place Phase 7. This motion was seconded by Mrs. Gable.

Vote:	Mayor Alonso	Yes
	Mr. Baker	Excused
	Mrs. Gable	Yes
	Mr. Molina	Yes
	Mr. Dible	Yes

Application 03-2014 for the preliminary site plan for a senior housing apartment complex was represented by Chuck Szucs of Polaris Engineering & Surveying, Inc. and Nathan Bollinger of Clover Construction, Inc.

Mr. Bollinger gave a short summary of the Clover Construction business plan. He explained that the complex would be restricted to residents 55 and older but the average age of their tenants in other locations is 70 years old.

Mrs. Gable asked for clarification, the building will be three stories, will there be elevators. Mr. Bollinger confirmed. Mrs. Gable then questioned the plan which shows 95 units but only 92 parking spaces. Mr. Molina remarked that this was a reduction from the original plan he saw at the council meeting presentation. Mr. Szucs stated that there is a land bank area that could be used for a small courtyard or additional spaces if needed. Mr. Esser showed this area on the plan and noted that he had already noted that this area should be reserved for additional parking if needed. Mr. Bollinger stated that their other locations consistently have parking spaces that are not utilized. There was then a short discussion about the lack of public transit in the village. Therefore, it was agreed that the majority of the tenants would have cars. It was agreed that the committee felt that this is a potential problem. Mr. Bollinger agreed to send the results of an existing occupancy/parking survey that had been conducted in 2013.

Mrs. Gable then interjected that she believes that the lack of covered parking will also be an issue. Mr. Bollinger stated that covered parking is typically not in the plans. Mayor Alonso suggested a carport. Mr. Bollinger countered that a previous project included carport style covered parking and the community complained that it was unsightly. Mr. Esser stated that the village does not have an ordinance requiring covered parking. This may fall under "buyer beware" if that is a desired amenity.

Mr. Molina asked if there will be balconies. Mr. Bollinger replied that there will be balconies on the second and third floors, as well as patios for the first floor units.

Mrs. Gable asked if there would be laundry machines in each unit. {Yes.} Also noted that the front of the building will face the rear of the plaza, therefore the priority housing will be at the back of the building with a view of the wooded area.

Mr. Esser suggested that they consider a retaining wall near the retaining pond. This would eliminate the need for an unsightly guardrail. They would also eliminate any reshaping of the pond. Also pointed out that they would need to secure ingress/egress rights to the private road (Kendal Lane).

The remainder of the time was spent reviewing a display of the existing projects.

Mr. Molina made a motion to approve the preliminary plan for the senior apartments. This motion was seconded by Mr. Dible.

Vote:	Mayor Alonso	Yes
	Mr. Baker	Excused
	Mrs. Gable	Yes
	Mr. Molina	Yes
	Mr. Dible	Yes

The dedication plats for the Willowbrook development were presented for review. The members looked them over and determined that there was no need for them to vote on their approval.

Mr. Molina made a motion to adjourn, seconded by Mrs. Gable.

Vote:	Mayor Alonso	Yes
	Mr. Baker	Excused
	Mrs. Gable	Yes
	Mr. Molina	Yes
	Mr. Dible	Yes

The next meeting will be scheduled as needed.

The meeting was adjourned at 9:58 a.m.

Respectfully submitted,

Terry R. Bowlin Jr.