

# RECORD OF PROCEEDINGS

Held Tuesday, December 17<sup>th</sup>, 2019

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## Minutes

### Planning Commission – Village of Valley View

Tuesday, December 17<sup>th</sup>, 2019- Village Town Hall-5:30 p.m.

Caucus session begins at 5:15 p.m.

#### Roll Call:

Members: (\*) indicate present

Commissioner, Alan Sprague\*

Mayor Piasecki\*

Council Member, Dan Westfall\*

Engineer, Todd Sciano\*

Building Commissioner Ellis\*

Law Director, Lambros\*

Commissioner, Joe White\*

Commissioner, Mike Bertovich\*

Architectural Member, Tony Fini\*

Recording Secretary, Mary Snyder\*

Public Attendance: Rob Aitken, Jay Spry, George Schraudt, Anthony James, Vinnell Aitken, Jennifer Scott, Evan Smith, Jason Rion, Joe Lombardo, Ken Papesh

The first item on the agenda is a request for a use variance at 7565 Granger Road. Submitted was a report and maps. Mayor Jerry stated it is the same space that another church was occupying previously.

The second item is for a request for proposed building and parking at 5485 Cloverleaf Parkway at the Ferguson location.

The third item is a request for a variance at 12480 Strathmore Drive. Mr. Fini asked if the storage for the pool equipment will match the house? Mr. Rich from Highland Construction answered yes.

**Moved by Sprague, seconded by Bertovich** to accept the minutes of the October 15<sup>th</sup>, 2019 Planning Board meeting as prepared and put them on file.

#### Roll Call: **Aye – Piasecki, Sprague, Westfall, White, Bertovich**

The first item is regarding Agape Christian Church at Canal Center Properties on Granger Road. Pastor Aitken stated he is from the nondenominational church where he serves at the pastor. The existing church at the location is Church of the North Coast. Pastor Aitken stated the current church there downsized and his realtor found it for rent. Mr. Bertovich asked if North Coast will still remain there? Pastor Aitken replied yes it would be like two churches side by side. Mayor Jerry asked if both churches would be using the same door? Pastor Aitken stated there are separate doors so the answer is no. Mayor Jerry stated some more research needs to be done regarding this address and the use so he be getting back to him in the next couple of

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days. He apologized for making them come in and Pastor Aitken stated his exact address of the property is 7535 Granger Road. The lease is with Canal Center Properties.

Item number one removed from agenda.

The board is skipping over to the third item on the agenda which is a request for variance at 12480 Strathmore Drive. The homeowner Ken Papesh stated he brought Jason Rich the builder from Highland Construction to answer any questions. Mr. Bertovich asked if he was installing a saltwater pool? Mr. Rich replied mineral. Engineer Sciano asked if the outside wall of the pool the structural wall for the water and the retaining wall is just sacrificial for the back fill? Mr. Rich replied yes. Building Commissioner Ellis asked how tall the retaining wall is? Mr. Rich stated after grading the max should be 4 feet.

No further comments or questions.

**Moved by Bertovich, seconded by White** to approve the Request for a variance at 12480 Strathmore Drive (P.P.N. 573-12-011)

**Roll Call: Aye – Sprague, Westfall, White, Bertovich, Piasecki**

The last item is regarding Ferguson and the HVAC Division. Representing Ferguson is George Schraudt, Anthony James, Jay Spry and Todd. Mr. Schraudt stated he works for Ferguson Enterprises out of their corporate office and handles real estate for the HVAC business group. Ferguson is already a business citizen in Valley View with two current facilities. Tonight they are proposing a 70,000 square ft. facility at the southeast corner of Granger Road and Cloverleaf Parkway. The facility will be for wholesale and distribution of parts and supplies. Mr. James stated showed drawings of the facility. They are going with a precast concrete and will be painting with previous colors that were used to match the other Ferguson facility. Mayor Jerry asked is the sign is going to be the same as the one that is there currently? Mr. James replied yes and it will say HVAC in smaller print on it to help customers identify it. Mayor Jerry asked if it was possible to get windows spaced similar to the others by the training room? Mr. James answered yes they could accommodate that, but for security purposes with the visible electronics they wouldn't be vision windows. Mayor Jerry stated that would be fine. Engineer Sciano asked if that was the west elevation? Mr. James replied yes. Mayor Jerry stated three windows on that side. Mr. James stated that he heard there was some concern with the visibility from Bob's Big Boy Restaurant and he stated there would be landscaping and retention ponds to give a buffer in between. Mr. Fini stated the ponds could look very nice with some rough landscaping. Mr. Fini stated they did well with entrances and the clear signage, but he would like to see a little more

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development in those entries with maybe brick work or tubular steel? Mr. James stated they would certainly take that into consideration to make the entrance more pronounced and to see what else can be incorporated. Mr. Fini stated it is such a vocal area and it would be nice to take it a step further, he thanked them for giving them such detailed material to review. Mayor Jerry asked what their timeline is? Mr. Schraudt replied they hope to close in February and begin construction in the spring looking at 8-10 months to complete it. Mayor Jerry stated they are very pleased and the village is happy to have them. Mr. Schraudt replied they are very happy with the business friendly attitude the village has provided them with.

**Moved by Bertovich, seconded by Sprague** to approve the Request for Proposed Building and Parking at 5485 Cloverleaf Pkwy. (P.P.N. 571-04-001)

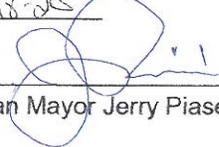
**Roll Call: Aye – Westfall, White, Bertovich, Piasecki, Sprague**

**Moved by Bertovich, seconded by Sprague** to adjourn.

**Roll Call: Aye – White, Bertovich, Piasecki, Sprague, Westfall**

Meeting adjourned at 6:08 p.m.

Date: 7-18-20

  
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Chairman Mayor Jerry Piasecki

  
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Secretary Alan Sprague