



AGENDA

City Council Chambers  
3760 Darrow Road  
Stow, OH 44224

TIME: 6:00 P.M.

- 1. Call to Order
- 2. Pledge of Allegiance
- 3. Roll Call
- 4. Approval of Minutes
  - 1. Approval of April 25, 2023 Minutes  
[PC 04-25-23 Minutes - Draft](#)
- 5. Old Business
  - 1. PC - 2023-003 - 1221 Graham Road - Sign Variances

<b>Applicant:</b>	Randy Snyder
<b>Owner:</b>	Summit Pentecostal Church
<b>Location:</b>	1221 Graham Rd. (Parcel #56-01288)
<b>Acreage:</b>	19.1 acres
<b>Zoning:</b>	C-5 – Highway Service
<b>Request:</b>	<ul style="list-style-type: none"> <li>• Requesting approval of a variance to allow a freestanding sign to exceed the maximum height of 8 feet per Section 1183.04 for a total height of 13.3 feet.</li> <li>• Requesting approval of a variance to exceed the allowable electronic message display of 33% of the total sign area per Section 1183.05(b)(5)(D) (6) where 75% is proposed.</li> </ul>

[PC 2023-003 Map](#)  
[PC 2023-003 Complete Packet](#)

- 6. New Business
  - 1. PC - 2023-006 - 4289 Kent Road (Parcel #5619740) - Site Plan / Conditional Use / Variances

<b>Applicant:</b>	Marc Cohen, North Coast Architects
<b>Owner:</b>	Stow Glen Properties LLC
<b>Location:</b>	4289 Kent Road (Parcel #56-19740)
<b>Acreage:</b>	9.92 acres
<b>Zoning:</b>	R-3 – Residential

<b>Request:</b>	<ul style="list-style-type: none"> <li>• Requesting approval of a site plan per Section 1169.08 of the zoning code for 130-unit apartments.</li> <li>• Requesting approval of a conditional use per Section 1143.02 to allow for the use of multi-family apartments.</li> <li>• Requesting approval of a variance to exceed 20 units per apartment building per Section 1169.03(e).</li> <li>• Requesting approval of a variance from the minimum 150ft lot frontage per Section 1169.04(a).</li> <li>• Requesting approval of a variance to exceed the maximum lot depth of 367 feet per Section 1169.04(a).</li> <li>• Requesting approved of a variance to exceed the maximum density of 6 units per acre per Section 1169.05(a).</li> <li>• Requesting approval of a variance from the minimum 40ft building setback per Section 1169.05(c).</li> <li>• Requesting approval of a variance from the minimum 20% open space requirement per Section 1169.05(h).</li> <li>• Requesting approval of a variance from the minimum 10ft landscaping buffer along the side property lines per Section 1169.05(j)(2).</li> <li>• Requesting approval of a variance from the minimum number of parking spaces of 2.5 spaces per dwelling unit per Section 1181.03.</li> <li>• Requesting approval of a variance from the maximum parking lot lighting illumination at the property line per Section 1169.05(l)(2).</li> <li>• Requesting approval of a variance from the minimum parking space dimensions per Section 1181.10(a).</li> <li>• Requesting approval of a variance from the minimum parking aisle width per Section 1181.10(c)</li> </ul>
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[PC 2023-006 Map](#)

[PC 2023-006 Complete Packet](#)

2. **PC - 2023-007 - Kent Road (Parcel #5619742) - Site Plan / Conditional Use / Variances**

<b>Applicant:</b>	Marc Cohen, North Coast Architects
<b>Owner:</b>	MAB Realty Investments
<b>Location:</b>	Kent Road (Parcel #56-19742)
<b>Acreage:</b>	8.26 acres
<b>Zoning:</b>	R3 – Residential
<b>Request:</b>	<ul style="list-style-type: none"> <li>• Requesting approval of a site plan per Section 1143.12 of the zoning code to construct a 77,424 sq. ft. nursing home.</li> <li>• Requesting approval of a conditional use per Section 1143.02 to allow for the use of a nursing home.</li> <li>• Requesting approval of a variance from the minimum 200ft lot width for nursing homes per Section 1163.03(12).</li> <li>• Requesting approval of a variance from the minimum 40ft side yard building setback per Section 1163.03(12).</li> </ul>

[PC 2023-007 Map](#)

[PC 2023-007 Complete Packet](#)

3. **PC - 2023-010 - Allen Road (Parcels #5611129 & 5603063) - Zoning Map Amendment**

<b>Applicant:</b>	Stefan Schler
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<b>Owner:</b>	Stefan Schler
<b>Location:</b>	Allen Rd. (Parcel #56-11129, #56-03063)
<b>Acreage:</b>	3.4 acres & 0.84 acres
<b>Zoning:</b>	I-1 – Limited Industrial
<b>Request:</b>	Requesting approval of a zoning map amendment to rezone the properties from the existing I-1 zoning to I-2 - Industrial per Section 1137.08(c) of the zoning code.

[PC 2023-010 Map](#)

[PC 2023-010 Complete Packet](#)

7. **Adjournment**

**COMMENTS/QUESTIONS**

*If you have any questions or would like to make a comment, please send an email to: [planning@stow.oh.us](mailto:planning@stow.oh.us). If your question/comment is received by **12:00 p.m. (noon) the day of the meeting**, it will be read during the Planning Commission meeting. You can also contact the Planning and Development Department at (330) 689-2812.*

**ALL PERSONS WITH DISABILITIES:**

The City of Stow will make the transition of all city business accessible via any reasonable accommodation. Please contact the Planning & Development Office 48 hours in advance for the necessary arrangements.

**PLEASE TURN OFF ALL CELL PHONES BEFORE THE MEETING**

(Planning Commission Agendas, Minutes, Packets, and Legislation posted at [www.stowohio.org](http://www.stowohio.org))