



AGENDA

TIME: 6:00 P.M.

- 1. **Call to Order**
- 2. **Pledge of Allegiance**
- 3. **Roll Call**
- 4. **Approval of Minutes**
 - 1. **Approval of June 27, 2023 Minutes**
[PC 06-27-23 Minutes - Draft](#)
- 5. **Old Business**
- 6. **New Business**
 - 1. **PC-2023-009 - 3285 Kent Road - Conditional Use, Site Plan Approval & Variances**

Applicant:	Justin Petrecca, Architect
Owner:	John Carvaines, Property Owner
Location:	3285 Kent Rd. – Trust & Heal Pharmacy (Parcel #56-10600)
Acreage:	1.97 acres
Zoning:	C-3 – Community Retail
Request:	<ul style="list-style-type: none"> • Section 1145.02(b) - Requesting approval of a Conditional Use to allow a drive-thru facility in association with a permitted retail use. • Section 1137.03(d) – Requesting approval of a Site Plan for screening and parking lot alterations. • Section 1181.03 - Requesting approval of a Variance to not meet the minimum number of parking spaces. • Section 1145.10(d)(1) – Requesting approval of a Variance to not meet the minimum screening requirements between a Commercial District and a Residential District.

[PC 2023-009 Map](#)
[PC 2023-009 Complete Packet](#)

- 2. **PC 2023-018 - 3227 Graham Road - Conditional Use, Site Plan Approval & Variances**

Applicant:	Greg Chaplin, Hasenstab Inc.
Owner:	Board of Education Stow City School District
Location:	3227 Graham Rd. (Parcel #56-11255)
Acreage:	87.68 acres
Zoning:	R-1 – Residential

Request:	<ul style="list-style-type: none"> • Section 1143.02 - Requesting approval of a Conditional Use to allow an accessory building larger than 1,200 sq. ft. on a lot larger than 2 acres. • Section 1137.03(d) – Requesting approval of a site plan to construct an approximately 26,300 sq. ft. fieldhouse. • Section 1143.07(c) - Requesting approval of a variance to allow an accessory building to exceed the maximum height of 15 ft. measured at the midpoint of the peak and eave of the roof. • Section 1181.03 – Requesting approval of a variance from the minimum number of required parking spaces. • Section 1181.10(i)(3) – Requesting approval of a variance to not meet the minimum parking lot screening requirements along residential districts.
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[PC 2023-018 Map](#)

[PC 2023-018 Complete Packet](#)

3. **PC 2023-019 - 3760 Darrow Road - Sign Variances**

Applicant:	City of Stow
Owner:	City of Stow
Location:	3760 Darrow Road (Parcel #5610310)
Acreage:	23.8 acres
Zoning:	O - Conservation
Request:	<ul style="list-style-type: none"> • Requesting approval of a variance from Section 1183.05(b)(6) of the zoning code to allow the area of a freestanding sign to exceed the maximum 70 sq. ft. • Requesting approval of a variance from Section 1183.05(b)(4) of the zoning code to allow for the number of freestanding signs to exceed the maximum of two (2) on a corner lot. • 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 100% is proposed. • Requesting approval of a variance to allow a freestanding sign to have three sign faces and exceed the allowable two sign faces per Section 1183.03(a) (4)

[PC 2023-019 Map](#)

[PC 2023-019 Complete Packet](#)

4. **PC 2023-020 - 4300 Lake Pointe Corporate Drive - Sign Variances**

Applicant:	Scott Farnsworth
Owner:	30015 Euclid LLC
Location:	4300 Lake Pointe Corporate Dr. (Parcel #56-18078)
Acreage:	2.10 acres
Zoning:	C-5 – Highway Service
Request:	<ul style="list-style-type: none"> • Requesting approval of a variance to allow the total area of wall signs to exceed the maximum permitted 100 sq. ft. per Section 1183.04. • Requesting approval of a variance to allow canopy signs to exceed the maximum permitted 10 sq. ft. per Section 1183.04.

[PC 2023-020 Map](#)

[PC 2023-020 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. 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)