

Minutes of the Planning Committee of Stow City Council Meeting held on Thursday, May 26, 2022 at 5:30 p.m.

Committee Members Present: Fiocca, Harrison, and Licate

Committee Members Absent: Lowdermilk

Other Council Members Present: Feldman, McIntire

City Officials Present: Mayor Pribonic (arrived at 5:31 pm), Chief of Staff/Service Director Wren (arrived at 5:34 pm), Finance Director Costello, Law Director Syx, City Engineer McCleary, Building Department Catalano, Director of Budget & Management John Earle, Police Chief Film, Planning Director Leppo, Deputy Director of Planning Cowan, Deputy Clerk of Council Mottram and Clerk of Council Villers.

Press Representatives: None

**Call to Order**

Mr. Fiocca called the meeting to order.

**Approval of Minutes**

Motion made by Licate seconded by Harrison for approval of Minutes of the Planning Committee Meeting of May 12, 2022. Vote - Yeas: Fiocca, Harrison and Licate. Nays: None. Motion carried unanimously.

*An overhead presentation displayed for the following item(s).*

**Business Item(s)**

**T-284 Deangelis Ins. – Larry Deangelis – Sign Variance – 5011 Fishcreek**

AN ORDINANCE GRANTING LARRY DEANGELIS OF DEANGELIS INSURANCE, INC., APPLICANT, A SIGN VARIANCE FROM C.O.S 1183.05(b)(3), TO PERMIT AN IDENTIFICATION SIGN TO BE LOCATED ONE (1) FOOT FROM THE FISHCREEK ROAD RIGHT-OF-WAY, UNDER THE MINIMUM FOOTAGE REQUIRED, ON A PROPERTY LOCATED AT 5011 FISHCREEK ROAD.

Mr. Leppo explained 1183.05(b)(3) that no sign shall be located less than 10 feet from the right of way. The proposed sign itself was within all zoning code limits. Mr. Leppo explained the right of way was the front property line along the road. For properties further down the road from this parcel, the right of way was the side of the sidewalk closest to the road, however this right of way is pushed back 7 feet from the back of the sidewalk. Approaching the Stow Road intersection from this property, it was anticipated by Engineering to expand the road, adding an extra lane. In general roads are wider as approaching intersections and the plan is to start at this parcel. Knowing the right of way is 7 feet behind the sidewalk currently and 35 feet away from the edge of the road, presents a very hard piece of property to place a sign on. Mr. Leppo stated he discussed this plan with Mr. DeAngelis and Engineering and agreed to request to

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place the sign 8 feet back, which is 1 foot back from the right of way, when we require 10 feet, essentially requesting a 9 foot variance. Mr. Leppo's presentation was attached to the minutes.

Mr. Deangelis provide the reason he chose the City of Stow for his business and need for a visible sign for his business. Mr. McCleary shared history from 1993 which widen the right-a-way on Fishcreek to allow additional lanes on Fishcreek.

Motion made by Licate seconded by Harrison to forward this item to this evening's Regular Council Meeting. Vote – Yeas: Fiocca, Harrison, and Licate. Nays: None. Motion carried unanimously.

T-295 Sunnyvale Family Care – Anthony Pritchett – CZC 3689 Vira Road

Mr. Leppo explained the request by Anthony Pritchett – Representative for Sunnyvale Family Care and applicant for a Conditional Zoning Certificate to operate a proposed “Family Home for Persons with Disabilities”, located at 3698 Vira Rd., Stow, Ohio 44224 (Parcel 56-01604). The parcel is zoned R-3 Residence District, and the proposed use as intended by the applicant of “Family Home for Persons with Disabilities” is a conditional use. Mr. Leppo stated that request would be to allow an additional 2 people to live in the home. Code allows up to 5 people to live in a home.

[Public Comments were permitted for this agenda items and recorded with Public Comments.]

Motion made by Harrison seconded by Licate to forward this item to this evening's Regular Council Meeting. Vote – Yeas: Fiocca, Harrison, and Licate. Nays: None. Motion carried unanimously.

T-296 El Campesino – Frank Pavliga – Site Plan / Variance 4360 Kent Road

Request by Frank Pavliga – Representative for El Campesino and applicant for a proposed parking variance at 4360 Kent Rd. This parcel is zoned C-4. The applicant is requesting a variance from 1181.10(a) to stripe off street parking spaces in a dimensions 9' x 20' vs the required 10' x 20'.

Motion made by Licate seconded by Harrison to forward this item to this evening's Regular Council Meeting. Vote – Yeas: Fiocca, Harrison, and Licate. Nays: None. Motion carried unanimously.

**Planning Director's Report**

Nothing to Report.

**Citizen Comment**

Susan Richardson, 3706 Vira Rd., was concerned with her property value with the shared family residence next door. She shared comments concerning care of property and extra visitors at the residence.

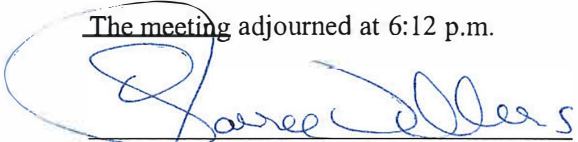
Doug Barnes, 3706 Vira Rd., shared his concerns with building regulations for the property on Vira Rd. He did not believe it was a good fit for the neighborhood.

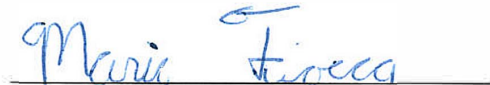
John Groves, 2240 Applewood Dr., shared his concern that the home on Vira Rd. was designed for residential living not as a health care facility.

**Adjournment**

Motion made by Harrison seconded by Licate to adjourn. Vote - Yeas: Fiocca, Harrison, and Licate. Nays: None. Motion carried unanimously.

The meeting adjourned at 6:12 p.m.

  
Lorree Villers, Clerk of Council

  
Mario Fiocca, Chairman

Minutes prepared by:

  
Sonya Mottram, Deputy Clerk of Council