



**Minutes of the Planning Commission held on Tuesday, June 27, 2023, 6:02 pm**

1) **Call to Order**

2) **Pledge of Allegiance**

3) **Roll Call**

Planning Commission Members Present: Lynn Clancy, Jeff Wagner, John Comi, and Christie Sheets

Planning Commission Members Absent: Jared Miller

City Officials Present: Nathan Leppo, and Jami Lord-Smith

4) **Approval of Minutes**

4.1) Approval of June 13, 2023 Minutes

PC 06-13-23 Minutes - Draft 

Motion made by Jeff Wagner seconded by Christie Sheets to approve 4) Approval of Minutes. Vote – Yeas: Lynn Clancy, Jeff Wagner, John Comi, Christie Sheets. Nays: None. Motion carried unanimously.

5) **Old Business**

6) **New Business**

06/27/2023 Presentation 

6.1) PC-2023-014 - 4330 Hudson Drive (Parcel #56-19618) - Extension of Conditional Use

Applicant: Gary Biales, Omni Smart Living

Owner: Omni Stow Villas, LLC

Location: 4330 Hudson Drive (Parcel #5619618)

Acreage: 5.98 acres

Zoning: I-1 – Limited Industrial

Request: Requesting approval of an extension of the approved conditional use for assisted living facilities per Section 1137.04(g)(2) of the zoning code.

Requesting approval of an extension of the approved site plan for the Vitalia assisted living facilities per Section 1137.03(h)(2) of the zoning code.

Requesting approval of an extension of the approved variances for the Vitalia assisted living facilities per Section 1137.06(d)(1).

PC 2023-014 Map 

PC 2023-14 Complete Packet 

Mr. Leppo: This is an extension request that only has to be approved by Planning Commission. The parcel in question is on Hudson Drive and it is zoned I-1. For conditional use procedures, variances and site plan extensions, it has to be made the month prior to the expiration and as long as Planning Commission agrees to the terms, that's all that is required in this procedure. The plan is made of 33 units, six 4-unit buildings, three 3-unit buildings and one clubhouse. The application was first approved in November 2019, which expired and we went back through it in July 2022. We reviewed it and at the time Planning Commission a slight modification from the 2019 plans but essentially was the same. It's been reviewed by all departments and they were all satisfied. There were two variances, a 43.13 foot variance for a gazebo and a corner of one of the buildings is 51.44 feet away from Hudson Drive when the minimum is an 80 foot front setback.

Mr. Comi: Are there any questions from Commission? (None). Any questions or comments from the public?

Mr. Comi swore in Gary Biales, 32870 Wintergreen Drive, Solon, OH.

Mr. Biales: I'm Vice President of Development for Omni. We're very interested in this parcel and originally planned on starting sooner. Construction costs shot up and the banks' interest rates are not reasonable now. We want the extension, we're still going to do this. The villas we have on our existing properties have been filled up for a long time and there's requests for additional ones. We've owned this property for 2-3 years now. We'll do it probably some time a year from now. I don't know how long extensions are for.

Mr. Leppo: The extension can be up to one year because that's how long our permits are for.

Mr. Wagner: Your intention is not to do anything until probably next year?


Mr. Biales: Correct, we will wait.

Motion made by Jeff Wagner seconded by Lynn Clancy to approve 6.1) PC-2023-014 - 4330 Hudson Drive (Parcel #56-19618) - Extension of Conditional Use Applicant: Gary Biales, Omni Smart Living Owner: Omni Stow Villas, LLC Location: 4330 Hudson Drive (Parcel #5619618) Acreage: 5.98 acres Zoning: I-1 – Limited Industrial Request: Requesting approval of an extension of the approved conditional use for assisted living facilities per Section 1137.04(g)(2) of the zoning code. Requesting approval of an extension of the approved site plan for the Vitalia assisted living facilities per Section 1137.03(h)(2) of the zoning code. Requesting approval of an extension of the approved variances for the Vitalia assisted living facilities per Section 1137.06(d)(1). Vote – Yeas: Lynn Clancy, Jeff Wagner, John Comi, Christie Sheets. Nays: None. Motion carried unanimously.

## 7) Adjournment

Motion made by Christie Sheets seconded by Jeff Wagner to adjourn 7) Adjournment. Vote – Yeas: Lynn Clancy, Jeff Wagner, John Comi, Christie Sheets. Nays: None. Motion carried unanimously.

  
\_\_\_\_\_  
Clerk

  
\_\_\_\_\_  
Chairman