

Minutes of the Planning Committee of Stow City Council Meeting held on Thursday, January 27, 2022 at 6:17 p.m.

Any members of the public wishing to have a public comment read at a standing committee or Council meeting must provide their name, address, and comment in writing to the Clerk of Council no later than 3 P.M. the day of the meeting. Comments may be delivered in person, by mail or emailed to clerkofcouncil@stow.oh.us. Any written public comments will be read by the Clerk of Council or another appropriate meeting participant during the requested meeting.

Public comments must come directly from the person requesting the comment to be read and cannot be compiled or vetted by a third-party representative. Any public comments requested to be read shall provide their name and address for the record and shall be read in the same reasonable time permitted to those speaking in person. Any public comments submitted by persons other than the indicated (signed) party will not be read.

Committee Members Present: Fiocca, Harrison, Licate and Lowdermilk

Committee Members Absent: None

Other Council Members Present: Feldman, McIntire

City Officials Present: Mayor Pribonic, Chief of Staff/Service Director Wren, Finance Director Costello, Police Chief Film, Fire Chief Stone, City Engineer McCleary, Law Director Syx, Planning Director Leppo, Lisa Paxton, Information Services Manager (left at 6:24 PM), Don Brooker, Service Department (left at 6:24 PM), and Deputy Clerk of Council Mottram.

Press Representatives: None

**Call to Order**

Mr. Fiocca called the meeting to order.

**Approval of Minutes**

Motion made by Lowdermilk seconded by Harrison for approval of Minutes of the Planning Committee Meeting of January 13, 2022. Vote - Yeas: Fiocca, Harrison, Licate and Lowdermilk. Nays: None. Motion carried unanimously.

*There was an overhead presentation displayed for the following item(s)*

**Business Item(s)**

*Mr. Fiocca rearranged the agenda this evening. The minutes were typed according to the agenda.*

*Mr. Leppo's presentation is attached to the minutes.*

Minutes of the Planning Committee held on Thursday, January 27, 2022

T-204 – Amend Chapter 965 – §965.01(II)(C) – Permit Fees and Costs and Bonding Requirements Letters

AN ORDINANCE AMENDING CHAPTER 965, C.O.S., ENTITLED “PERMIT FEES AND COSTS AND BONDING REQUIREMENTS,” SPECIFICALLY, SECTION 965.01 (II)(C) THEREOF, TO ADD A FEE FOR ZONING VERIFICATION LETTERS.

Mrs. Harrison requested clarification from Mr. Leppo if this items would be the only change from the Planning Department or if there would be a recommendation to revise entire fee schedule this year. Mr. Leppo stated that this request is to help lighten the current load for these request now. Mrs. Harrison clarified that establishing a process was the priority for this amendment.

Motion made by Harrison seconded by Fiocca to remove T-204 from the Table. Vote – Yeas: Fiocca, Harrison, and Licate. Nays: Lowdermilk. Motion carried.

Motion made by Harrison seconded by Fiocca forward to this evening’s Regular Council and assign an Ordinance number to T-204. Vote – Yeas: Fiocca, Harrison, and Licate. Nays: Lowdermilk. Motion carried.

T-229 AN ORDINANCE ENACTED PURSUANT TO SECTION 1137.08, ENTITLED "AMENDMENTS", TO PROVIDE FOR THE AMENDMENT OF THE ZONING DISTRICTS MAP AND ZONING DISTRICTS BY RECLASSIFYING FROM “**C-2 LIMITED RETAIL DISTRICT TO R-3 RESIDENCE DISTRICT**” OF PROPERTY LOCATED ON FISHCREEK ROAD, 750 FEET FROM THE STOW ROAD INTERSECTION, KNOWN AS **2300 CALL ROAD**, ALSO KNOWN AS **PARCEL NO. 56-19699**; AND AUTHORIZING AMENDMENT TO THE ZONING DISTRICTS MAP THEREFOR.

Mr. Leppo stated this was a request by Hope Homes / Jeff Barber, property owner/architect, for approval of the rezoning of Parcel from C-2 Limited Retail District to R-3 Residence District. The property is located on Fishcreek Rd. 750 ft. from the Stow Rd. intersection.

Parcel 5619699 is approximately 1.23 acres (53,578 square feet) and adjacent to the existing Hope Homes Headquarters Building located behind on Stow Rd. Future plans are to construct a 4-unit adult special needs group home associated with Hope Homes.

All properties immediately surrounding the parcel are zoned C-2 Limited Retail District. The properties immediately across Fishcreek Rd. are zoned R-2 Residence District. Mr. Leppo stated that the best definition for the proposed facility would be assisted living. A group home is nine (9) or more residing.

Jeff Barber, architect representing Hope Homes, he shared a history of Hope Homes and stated that the company has been in Stow since 1998. He said the resident unit would connect via a trail to the office. Mr. Fiocca asked why this application was a denial from Planning Commission. Mr. Leppo stated that it appeared to be spot zoning to them. The properties surrounding the parcel are Commercial.

Mrs. Harrison asked several questions for clarification. She recommend that property be rezoned from C-2 to C-3 which would allow residential. She recommend the applicant go back to Planning Commission and revised the application to C-2.

Minutes of the Planning Committee held on Thursday, January 27, 2022

Mr. Lowdermilk agreed that the parcel should remain commercial. He asked if there was any other use intended for the property.

Mr. Barber stated that there is no other use for the property, but they were trying to follow the Master Plan recommendation to scale back on the commercial. They did consider rezoning to C-2. Mr. Leppo stated that a rezoning would be required to allow residential on the property. C-3 does not allow residential. Mr. Leppo clarified that the rezoning would not meet the definition of "spot zoning" which he explained in more detail.

Motion made by Harrison seconded by Fiocca to send this item back to Planning Commission to amend the zoning to C-3. Vote – Yeas: Fiocca, Harrison, Licate and Lowdermilk. Nays: None. Motion carried unanimously.

Mrs. Syx stated that Council could amend the zoning and approve with five (5) votes. She reminded them it was their authority. Mr. Lowdermilk and Mrs. Harrison shared their opinions for Planning Commission to review and recommend. Mr. Fiocca supported Council's decision to send the application to Planning Commission. The next Planning Commission is February 8, 2022.

**Planning Director's Report**


Nothing to Report. Mr. Leppo shared the status of the executive secretary position. He received twelve applications. He started the interviewing process.

**Citizen Comment**

**Adjournment**

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

The meeting adjourned at 6:41 p.m.

  
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Sonya Mottram, Deputy Clerk of Council

  
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Mario Fiocca, Chairman

# PROJECT

## Applicant:

- Hope Homes – Property Owner / Jeff Barber - Architect

## Current Zoning:

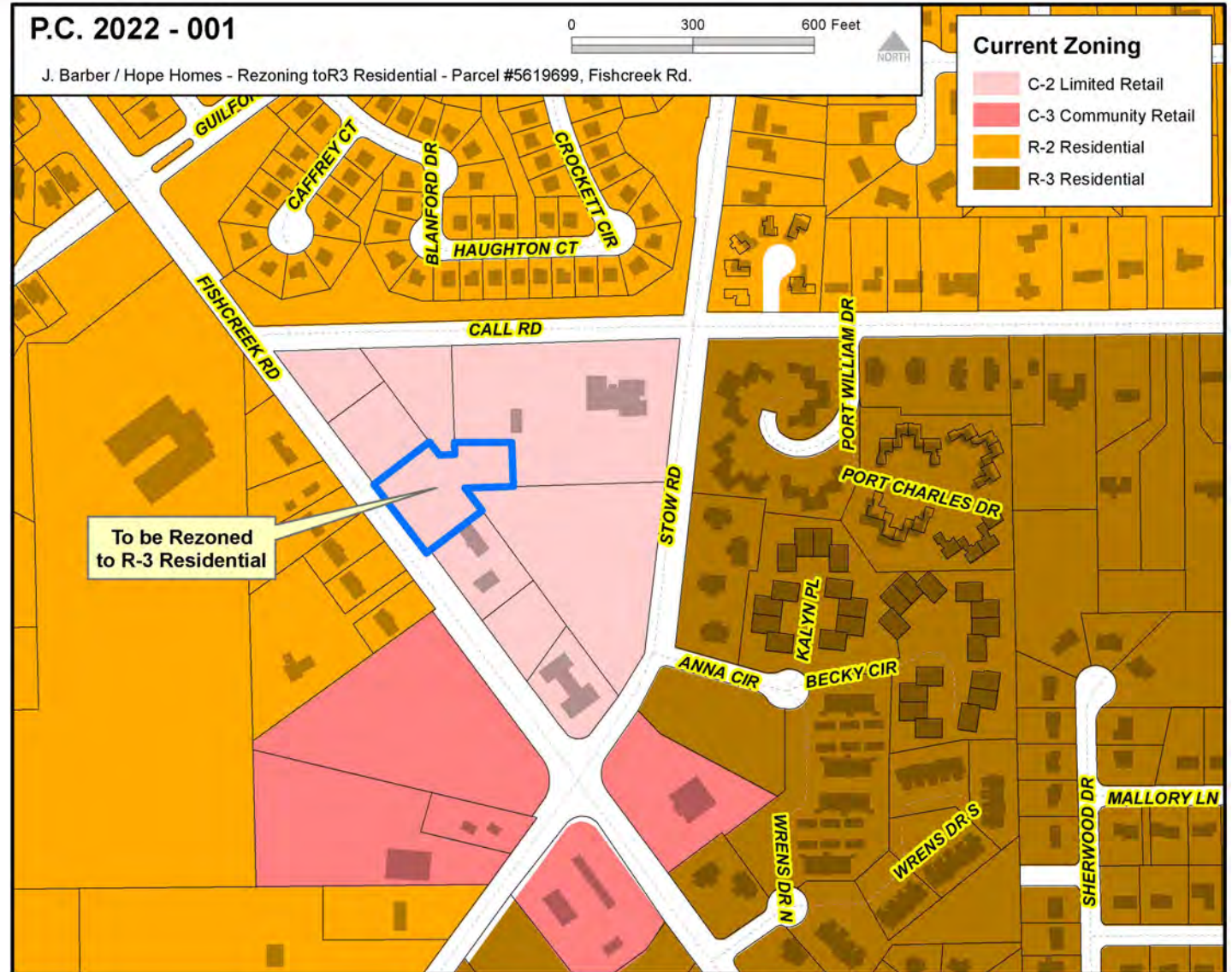
- C-2 Limited Retail District

## Proposed Zoning:

- R-3 Residence District

## Parcel

- 1.23 acres



# Property Description

Situated in the City of Stow, County of Summit and State of Ohio:

Situated in the City of Stow, County of Summit and State of Ohio and known as being part of Lot 67 in said Township, and more fully described as follows: Beginning at a point in the centerline of the Darrowville-Kent Road, which point is North 35 degrees 55' 10" West along said centerline 676.67 feet from the intersection of said centerline with the centerline of the Stow-Streetsboro Road; thence North 35 degrees 55' 10" West, along the centerline of said Darrowville-Kent Road 214.27 feet; thence North 54 degrees 04' 50" East 203.29 feet to an iron pipe; thence South 35 degrees 55' 10" East parallel with the centerline of said Darrowville-Kent Road 214.57 feet to an iron pipe; thence South 54 degrees 04' 50" West 203.29 feet to the place of beginning and containing 1.00 acres as surveyed by S.G. Swigart & Sons, August 1925. Said Darrowville-Kent Road is now known as Fishcreek Road and said Stow-Streetsboro Road is now known as Stow Road, C.H. 106, be the same more or less, but subject to all legal highways.

Parcel No. 5619699 *St-00146-C1-001*

Prior Reference: 54788552

Also known as: 2300 Call Road, Stow, Ohio 44224

# Existing Conditions



## Existing Conditions

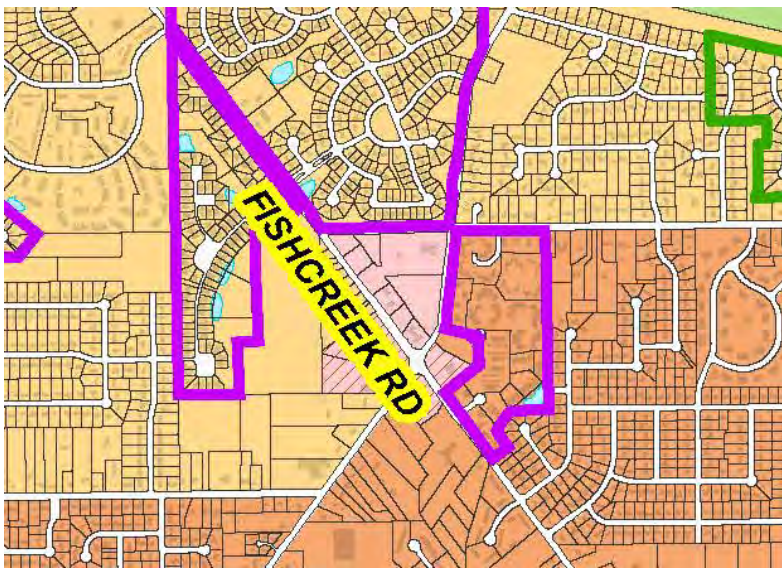


## Intended Use

“Requesting that parcel 56-19699 be changed from C2 zoning to R-3 to build a four unit housing for special needs adults.”



# Zoning Map



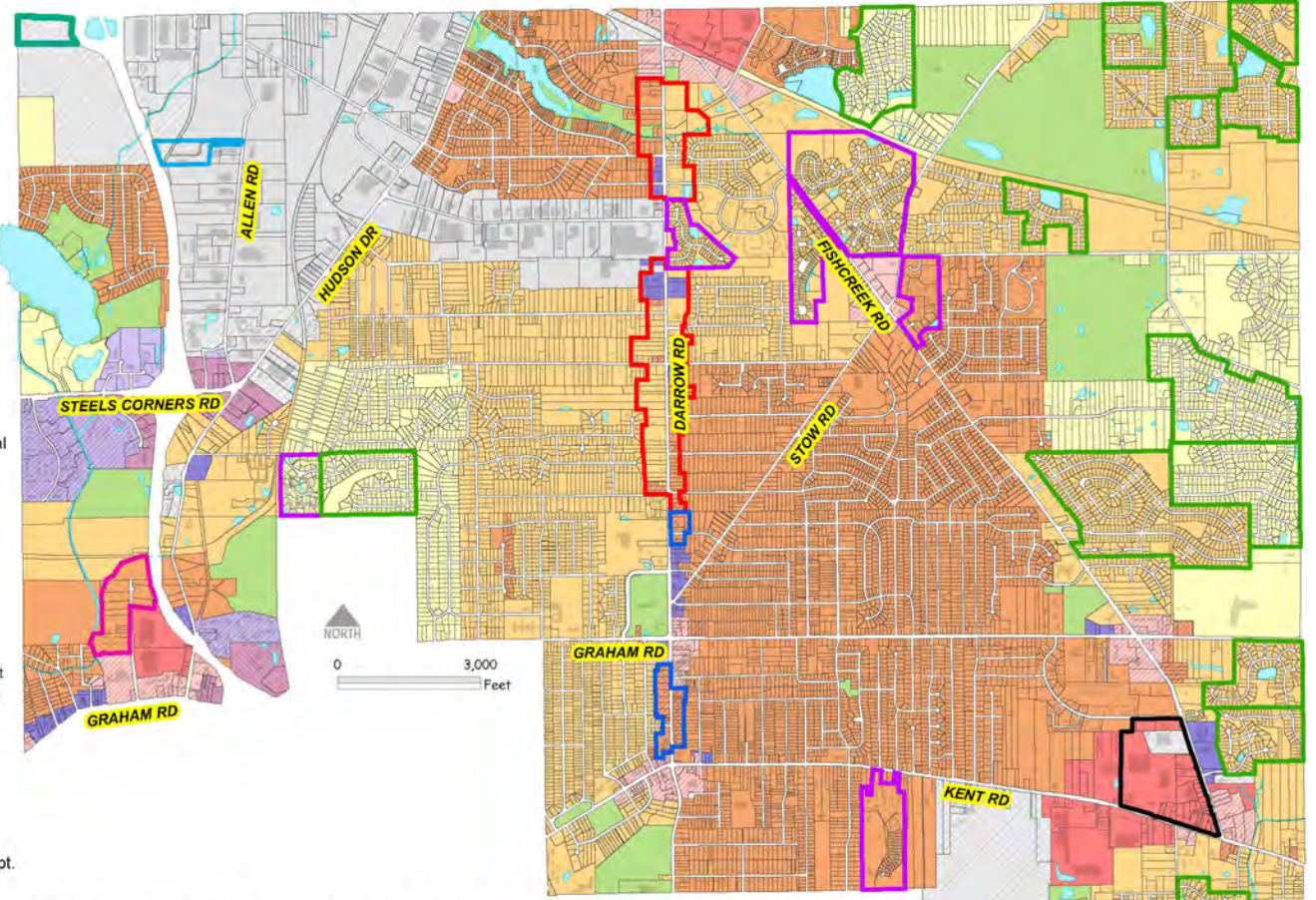
### Zoning

- C2 - Limited Retail
- C3 - Community Retail
- C4 - General Business
- C5 - Highway Service
- C6 - Office
- C7 - Office / Multi-Family
- C8 - Office / Service
- I1 - Limited Industrial
- I2 - Industrial
- O - Conservation
- R1 - Single Family Residential
- R2 - Residential
- R3 - Residential
- RB - Residential / Business

### Overlay Districts

- DRO 1 - Darrow Road #1
- DRO 2 - Darrow Road #2
- PRD - Planned Res. Development
- PUD - Planned Unit Development
- SKO - Stow-Kent Overlay
- PID - Planned Industrial District
- GRO - Gilbert Rd Overlay
- SRO - Seasons Road Overlay

Map by City of Stow Planning Dept.



### Mud Brook Wetland & Stream Setback Overlay District (map not to scale of main zoning map)



Setbacks vary according to local wetland & stream characteristics. Please refer to the City of Stow Planning & Zoning Code Chapter 1155

## Zoning Comparison

**C-2 Limited Retail District – 1145.01(a)** - Established to restrict small retail areas that are not located at major intersections to less intense retail uses, therefore prohibiting drive-thru facilities and gas stations.

**Vs.**

**R-3 Residence District - 1143.01(d)** - Provide areas for single-family uses at a higher density, a minimum lot size of 12,000 sq. ft., which conditionally permit clustered single-family, two-family and multiple-family dwellings, as well as boarding houses.

# Zoning Comparison

**SCHEDULE 1145.02 - PERMITTED USES IN COMMERCIAL DISTRICT**

PERMITTED USES	C-2 Limited Retail	C-3 Comm. Retail	C-4 General Business	C-5 High- way Services	C-6 Office/ Business	C-7 Office / Multi- Family	C-8 Office/ Service
<b>a. Residential</b>							
1. Multi-Family Dwelling						C	
2. Nursing Home		C	C		C	C	
3. Assisted Living		C	C		C	C	

**SCHEDULE 1143.02 - PERMITTED PRINCIPAL AND CONDITIONAL USES IN O, R-1, R-2, R-3 AND R-B DISTRICT**

PERMITTED USE	O Conservation	R-1 Single-Family	R-2 Residence	R-3 Residence	R-B Residential Business
1. Single Family	P	P	P	P	P
2. Two Family			C	C	C
3. Cluster Development		C	C	C	
4. Multi-Family			C	C	
5. Planned Unit Development		C	C	C	
6. Planned Residential Development (PRD)	C	C	C	C	
7. Assisted Living				C	
8. Congregate Living Facilities				C	
9. Boarding/Lodging Houses				C	
10. Family Homes for Disabled Persons	C	C	C	C	C
11. Group Homes for Disabled Persons			C	C	





# Comprehensive Plan

## Area J Policies and Strategies:

- (a) Limit the potential for future retail in the area. Consider proactively downzoning parcels that are surrounded by residential uses and too small for commercial development. However, it is important to recognize that the Stow/Fishcreek intersection is a busy intersection and there may be pressure for more retail at this intersection. Expansion of existing businesses may require expansion of the commercial zoning. Such limited expansion is supported only when landscaping, screening and building design improvements would upgrade the appearance of the existing development.
- (b) Encourage infill residential development around the existing node – similar to the higher density residential development to the east - to serve as a transition to lower density single-family residential.
- (c) Allow senior care facilities as a transition between the existing commercial and residential development.
- (d) Install sidewalks to improve the walkability of the area.
- (e) Monitor traffic and make improvements as needed to manage traffic through this mostly residential area. (See also the Transportation section).



