

Minutes of the Planning Committee of Stow City Council Meeting held on Thursday, May 12, 2022 at 6:16 p.m.

Committee Members Present: Harrison, Licate and Lowdermilk  
Committee Members Absent: Fiocca  
Other Council Members Present: Feldman, Riehl  
City Officials Present: Mayor Pribonic, Chief of Staff/Service Director Wren, Finance Director Costello, Law Director Syx, 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**

Mrs. Harrison called the meeting to order.

**Approval of Minutes**

Motion made by Lowdermilk seconded by Licate for approval of Minutes of the Planning Committee Meeting of March 10, 2022. Vote - Yeas: Harrison, Licate and Lowdermilk. Nays: None. Motion carried unanimously.

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

**Business Item(s)**

T-282 Faith Family Church – Kevin Casey – CZC – 1664 Norton Rd.

AN ORDINANCE GRANTING A CONDITIONAL ZONING CERTIFICATE TO KEVIN CASEY, OF FAITH FAMILY CHURCH, ON BEHALF OF STOW-HUDSON INVESTMENT CO. II, PROPERTY OWNER, TO PERMIT THE OPERATION OF A PLACE OF WORSHIP, LOCATED AT 1664 NORTON ROAD IN THE CITY OF STOW, OHIO.

Mr. Leppo explained this was a request by Kevin Casey of Faith Family Church for the Planning Commission’s approval of a Conditional Zoning Certificate for a place of worship in a C-4 district at 1664 Norton Road in Unit #16 and #17. Mr. Leppo’s presentation was attached to the minutes.

Mr. Kevin Casey explained that his church would be a satellite location of the main campus in North Canton. They are planning to seat 300 people at two services on Sunday mornings.

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

Minutes of the Planning Committee held on Thursday, May 12, 2022

T-283 Valv-Trol – Bill Bedilion – Sign Variance – 1340 Commerce

AN ORDINANCE GRANTING BILL BEDILION OF VALV-TROL, A SIGN VARIANCE FROM C.O.S. 1183.03(a)(4) TO DISPLAY A SIGN WITH MORE THAN TWO DISPLAY SURFACES ON PROPERTY LOCATED AT 1340 COMMERCE DRIVE IN THE CITY OF STOW, OHIO.

Mr. Leppo explained the applicant. Bill Bedilion, requested a sign variance at 1340 Commerce Drive, zoned I-2, for amount of sign faces. Mr. Leppo explained our code for 1183.03 states that a freestanding sign should have no more than two display surfaces and each display surface could be considered a sign face along with a 50 sq. ft. maximum area for each display surface on monument signs. The applicant proposed a sign with four faces. Mr. Leppo stated that our code allows for two (2) faces of 50 sq. ft. for 100 sq. ft. total but in this case, if we used this sign with four faces it would total 98 sq. ft. and it still fell under the allowed 100 sq. ft., therefore not needing a variance for sq. ft. Due to the fact that each one of the applicant's display surfaces are under 25 sq. ft., he would be slightly under the 100 sq. ft. that is normally allow for a two faced sign. Mr. Leppo stated that the applicant needed a variance for the sign faces. Mr. Leppo's presentation was attached to the minutes.

Mr. Bedilion stated that there was one sign near the building which many visitors do not see it and pass by the building.

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

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.

This item was held in Committee.

T-285 Julianne Yeager – CZC Extension – 2-family Dwellings

AN ORDINANCE GRANTING SITE PLAN APPROVAL, A CONDITIONAL ZONING CERTIFICATE AND A VARIANCE TO JULIANNE YEAGER, APPLICANT AND PROPERTY OWNER, TO CONSTRUCT TWO 2-FAMILY DWELLING STRUCTURES ON TWO VACANT LOTS, LOCATED ON STOW ROAD, IN THE CITY OF STOW, OHIO.

Mr. Leppo explained the applicant requested a renewal of expired conditional use certificates which expired on April 18, 2022. Two variances were approved. The back parcel (56-06431) was approved for 45 feet of lot front when a minimum of 52.5 feet was required. The second variance was to locate the structure 10 feet from the front lot line where a minimum of 40 feet was required. The conditions for approval when this was originally approved were:

1. Engineering and Building Department approval of construction plans.
2. Engineering Department approval of storm water management plans.
3. City Arborist approval of tree clearing plan.

Mr. Leppo's presentation was attached to the minutes.

Minutes of the Planning Committee held on Thursday, May 12, 2022

Mr. Jim Yeager explained a few set-backs to starting the construction. He stated that he was ready to start the build for this project.

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

**Planning Director's Report**

Mr. Leppo shared that his department has double the amount of zoning complaints. He would be requesting a full-time Zoning Officer to address the zoning issues.

Mr. Feldman asked the state of two properties: The Stow Bowling Alley and the Maplewood Park Pool. Mr. Leppo stated that the former bowling alley would be going to auction. As for the Maplewood Park Pool, he did not have an update on the status of the pool or the future plans for the pool.

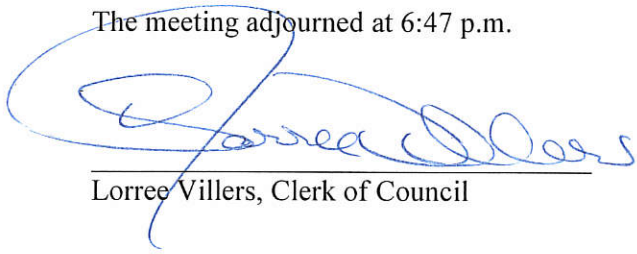
**Citizen Comment**

None.

**Adjournment**

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

The meeting adjourned at 6:47 p.m.



Lorree Villers, Clerk of Council



Sindi Harrison, Vice Chairman

Minutes prepared by:



Sonya Mottram, Deputy Clerk of Council



**City OF Stow**  
Tradition Centered. Future Focused.

# PROJECT

## Applicant:

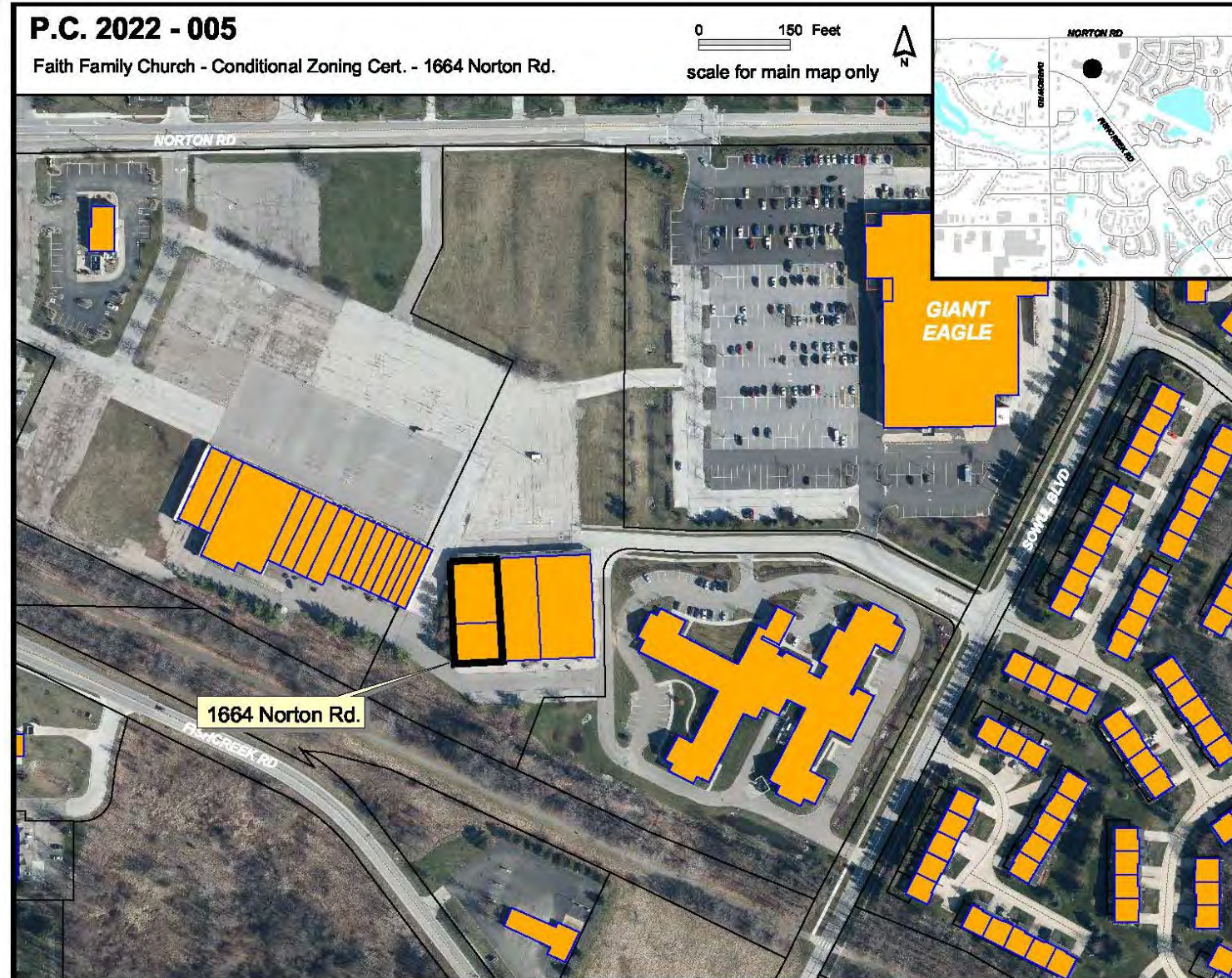
- Kevin Casey – Faith Family Church
- 1664 Norton Rd.

## Current Zoning:

- C-4 General Business District

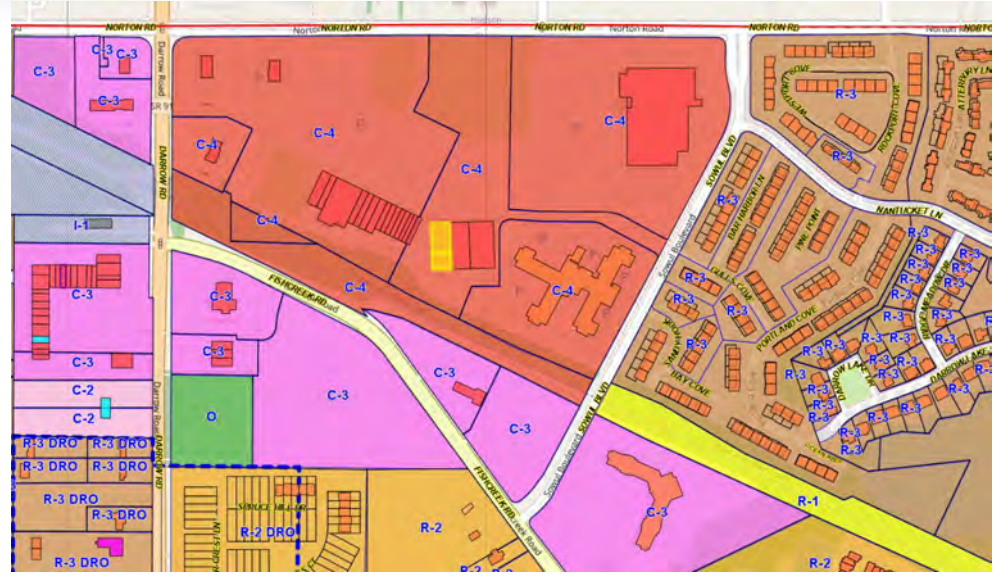
## Business Item :

- Conditional Use Approval –  
Place(s) of Worship



# Zoning

## C-4 General Business District



**SCHEDULE 1145 - PERMITTED USES IN COMMERCIAL DISTRICT**

PERMITTED USES	C-2 Limited Retail	C-3 Comm. Retail	C-4 General Business	C-5 Highway Services	C-6 Office Business	C-7 Office / Multi-Family	C-8 Office/ Service
<b>f. Institutional / Other</b>							
1. School		C	C		C	C	
2. Places of Worship	C	C	C	C	C	C	
3. Adult & Child Day Care Center	C	C	C	C	C	C	P
4. Library	C	C	C		C	C	

# Existing Conditions

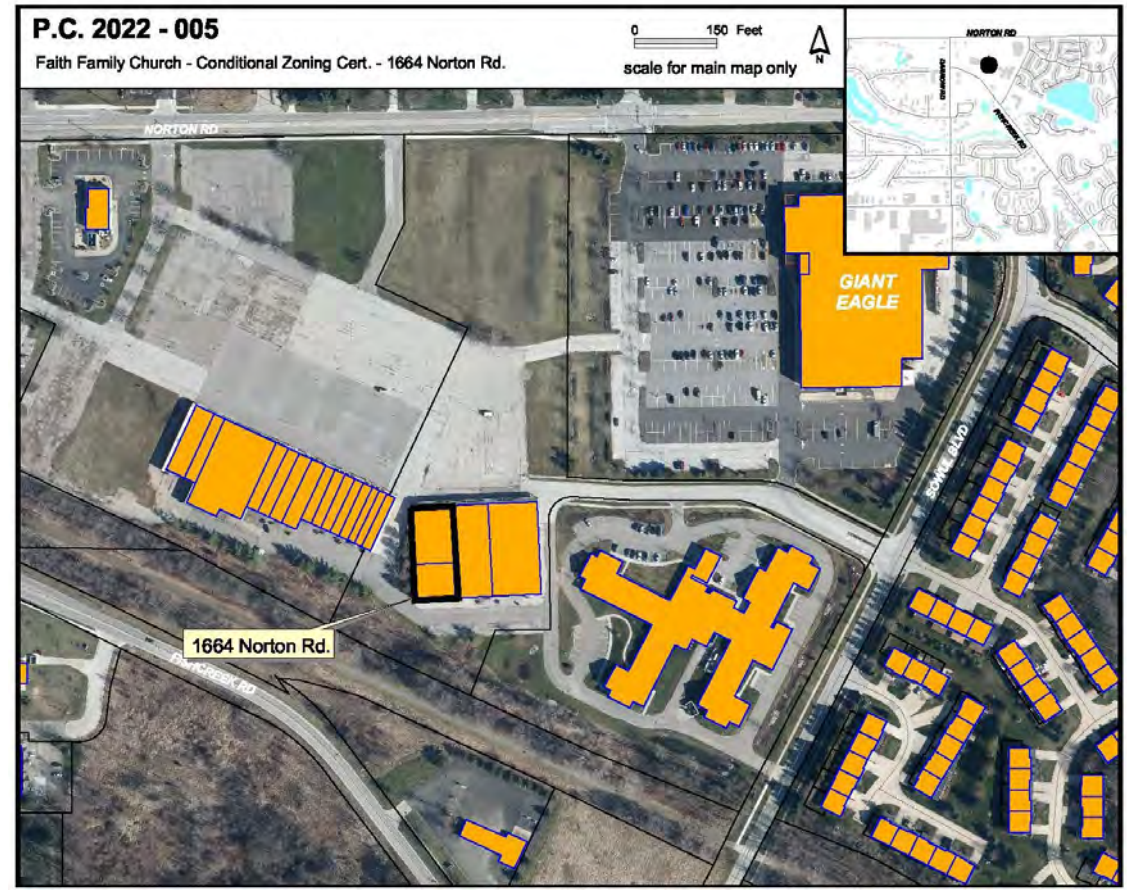


# Internal Layout



# Review

- Conditional Use Approval



# PROJECT

## Applicant:

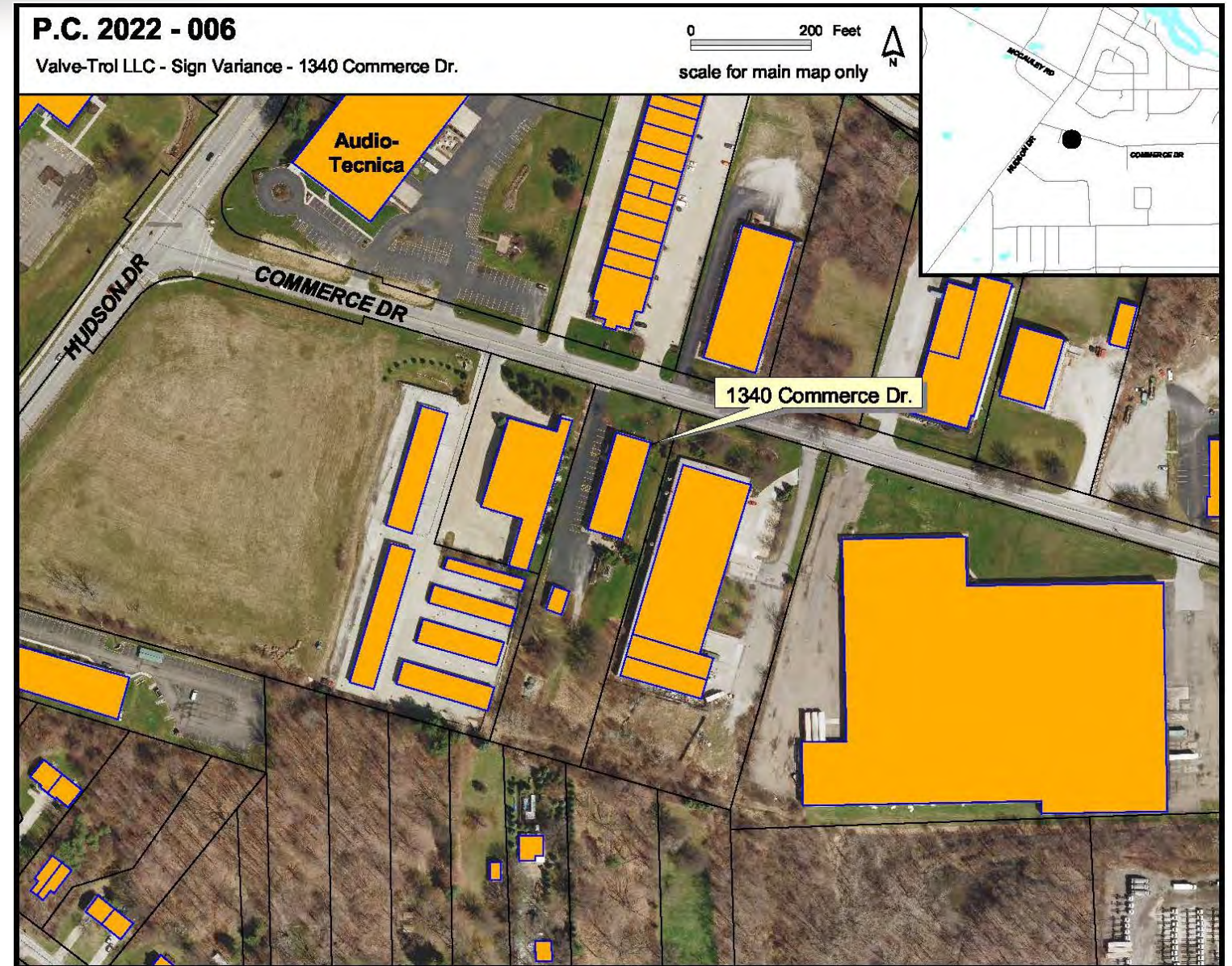
- Bill Bedilion– Valv-Trol LLC
- 1340 Commerce Drive

## Current Zoning:

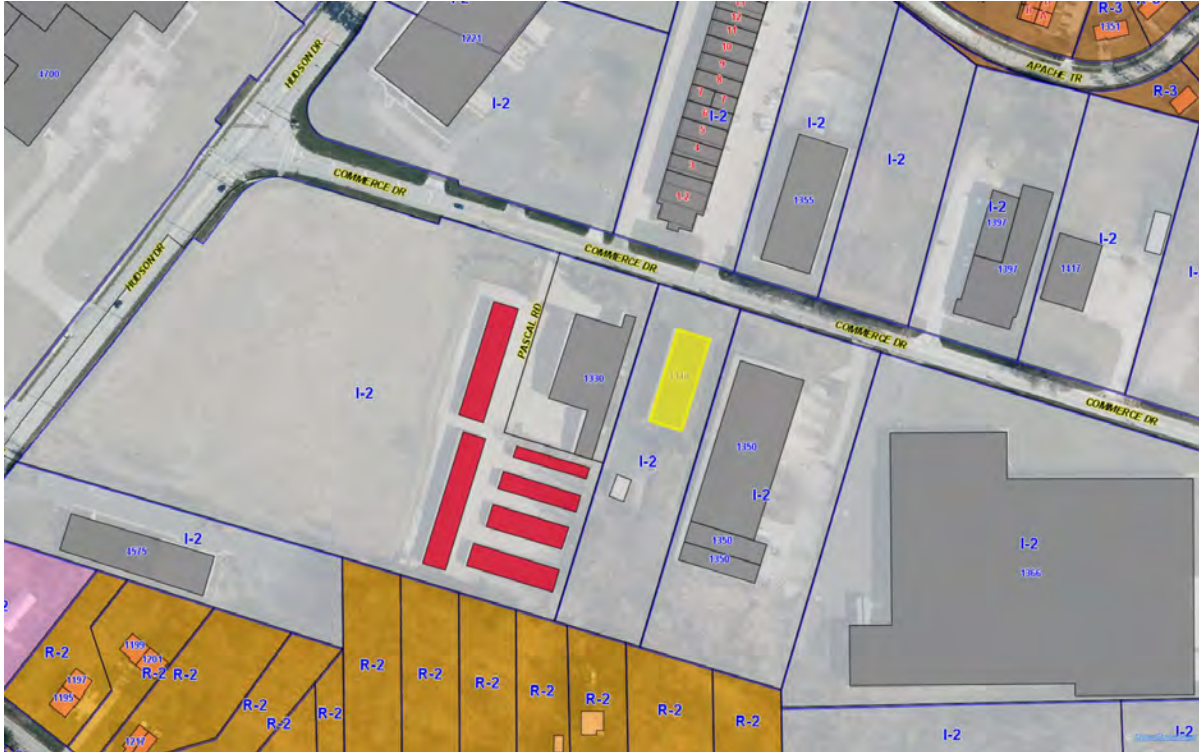
- I-2 Industrial District

## Business Item:

- Sign Variance
  1. 1183.03(a)(4) - # of sign faces



# Property Overview



# Administrative Review - Variances

## V1 - 1183.03 - (Sign) Computations

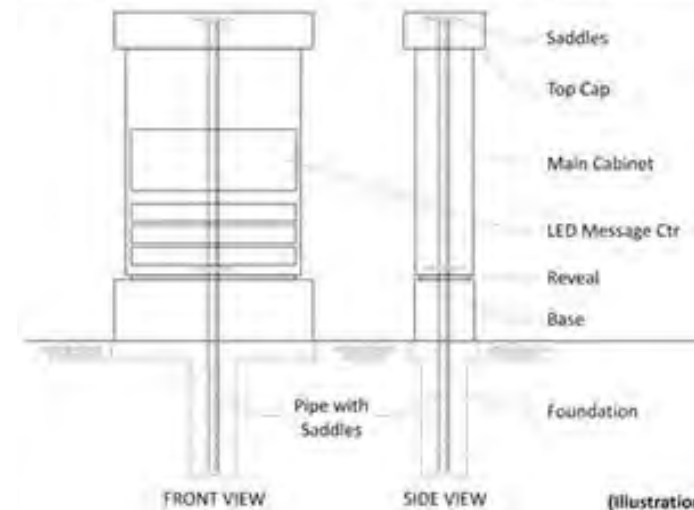
(4) A freestanding sign shall have no more than two display surfaces. Each display surface shall be considered a sign face.

## 1183.04 - Area and Height Regulations

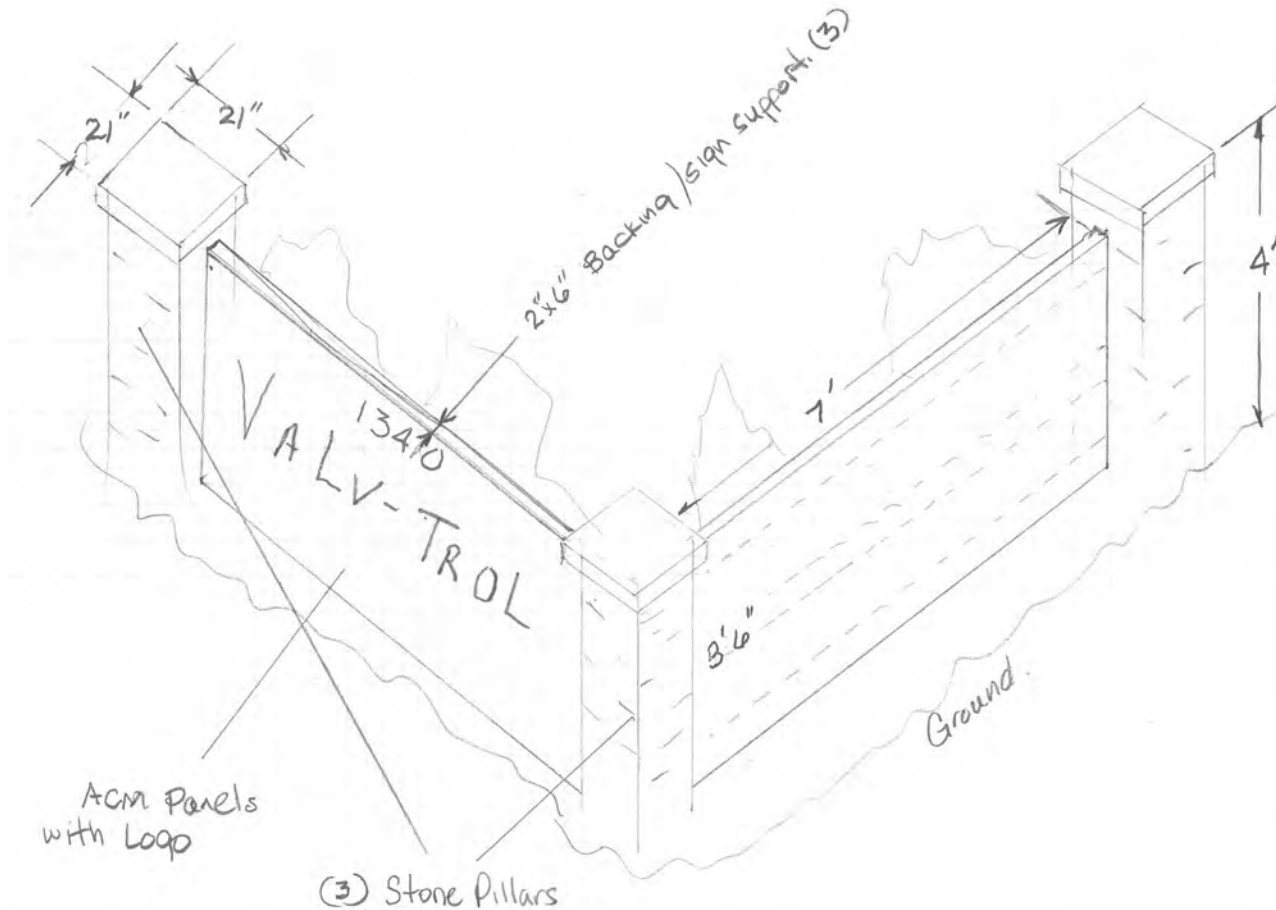
**Schedule 1183.04**  
**Maximum Sign Area and Height Regulations**

Monument Signs			
Residential Subdivision	32	6	Per sign face, max. of 2 sign faces per subdivision
Businesses in R-B Districts	16	4	[A]
Multi-Family Developments	32	6	[A]
Commercial, Industrial & Institutional Uses	50	8	
Changeable Copy/Electronic Message	Na	Na	1183.05(c) & 1183.05(d)

**Basic Components of a Monument Sign**



# Valv-Trol - Sign



### Description

(2) 84" x 42" ACM sign panels with a tan background and the company logo.



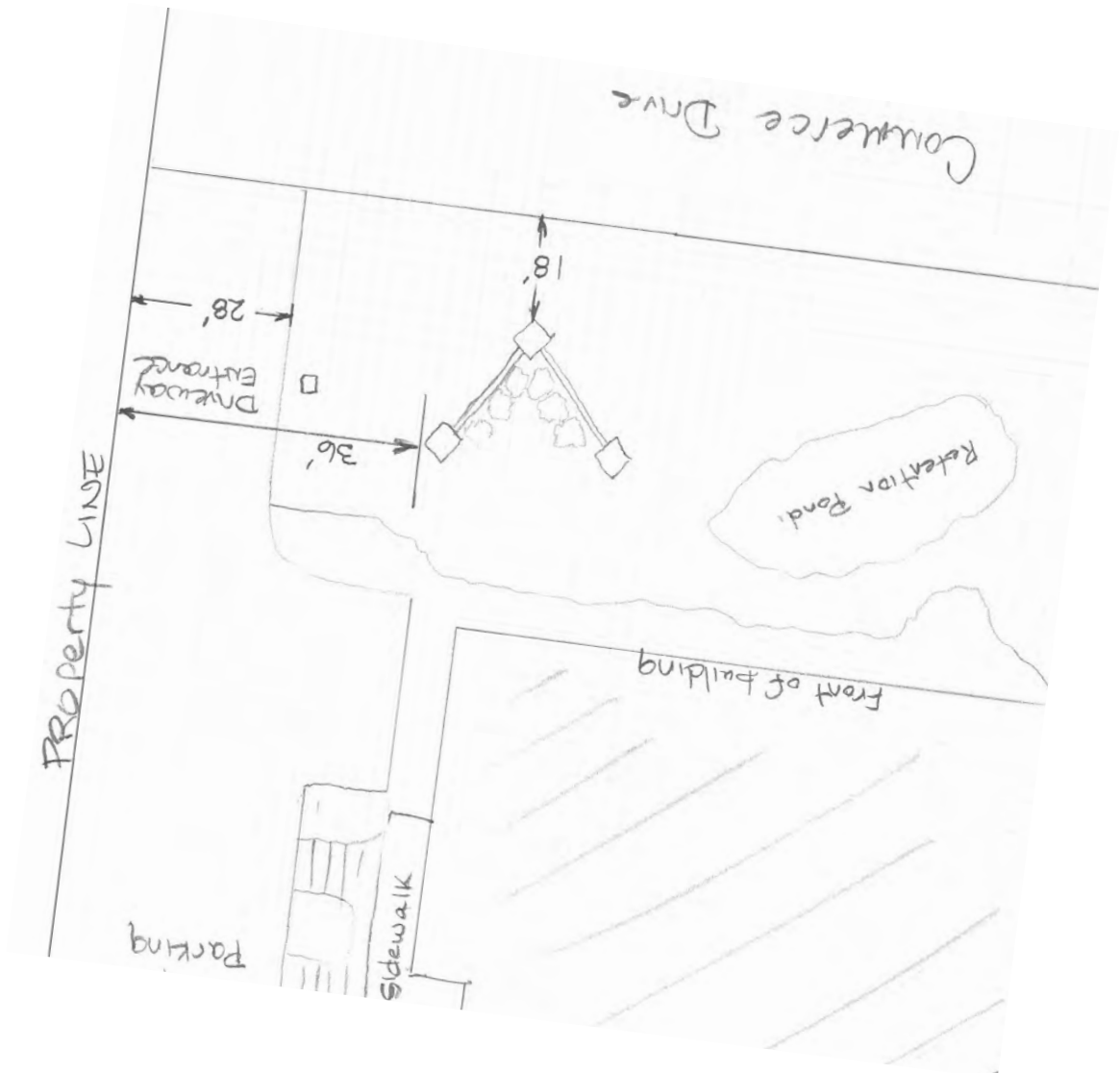
**Proposed - 24.5 sf x 4 faces = 98 sf**

**Our code - 50 sf x 2 faces = 100 sf**

# Valv-Trol LLC - Sign



# Valv-Trol LLC - Sign



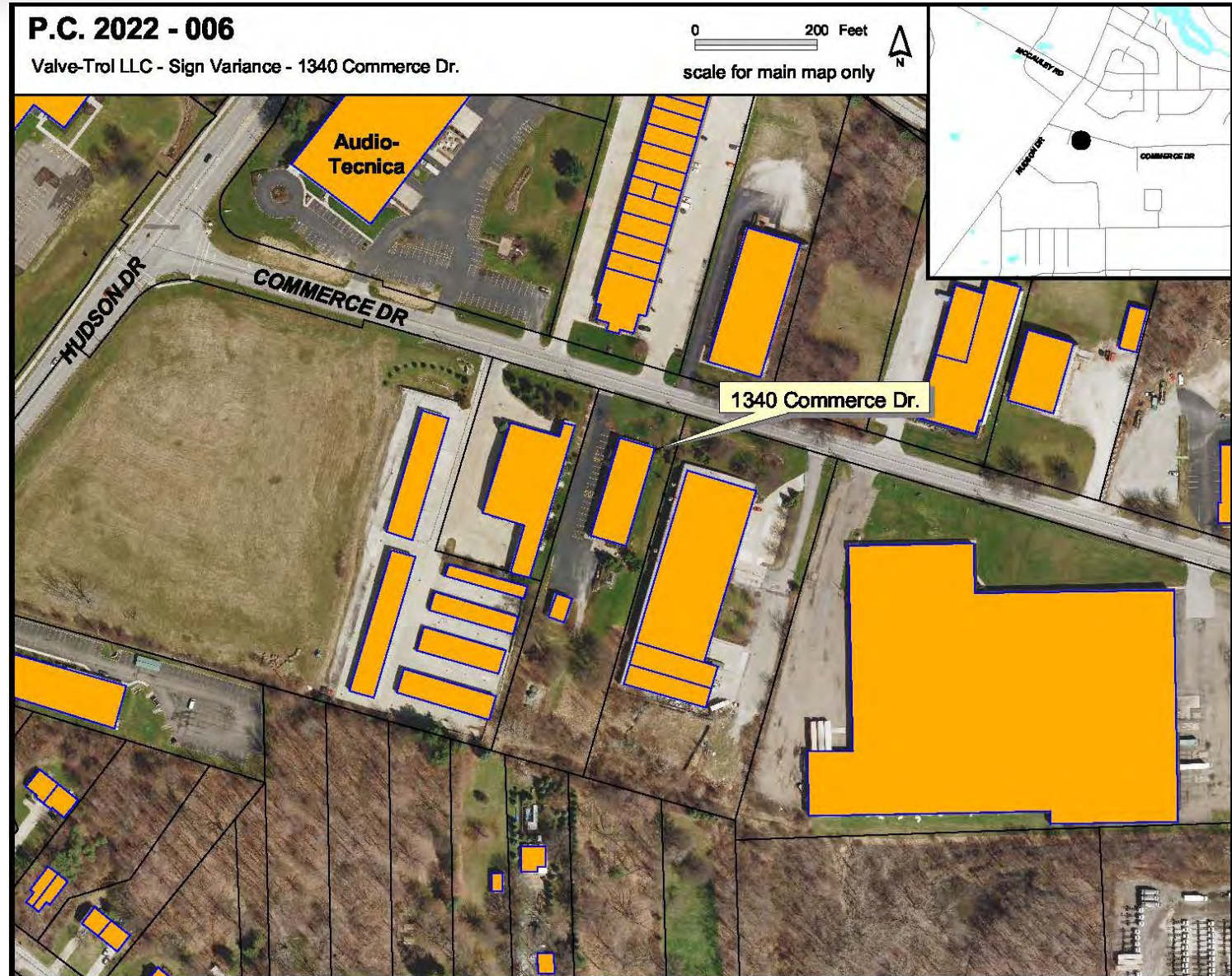
# Review

## Sign Variances

1. 1183.03(a)(4) - # of sign faces
  - Requesting 4 sign faces

## Conditional Approval

1. Removal of existing sign



# PROJECT

## Applicant:

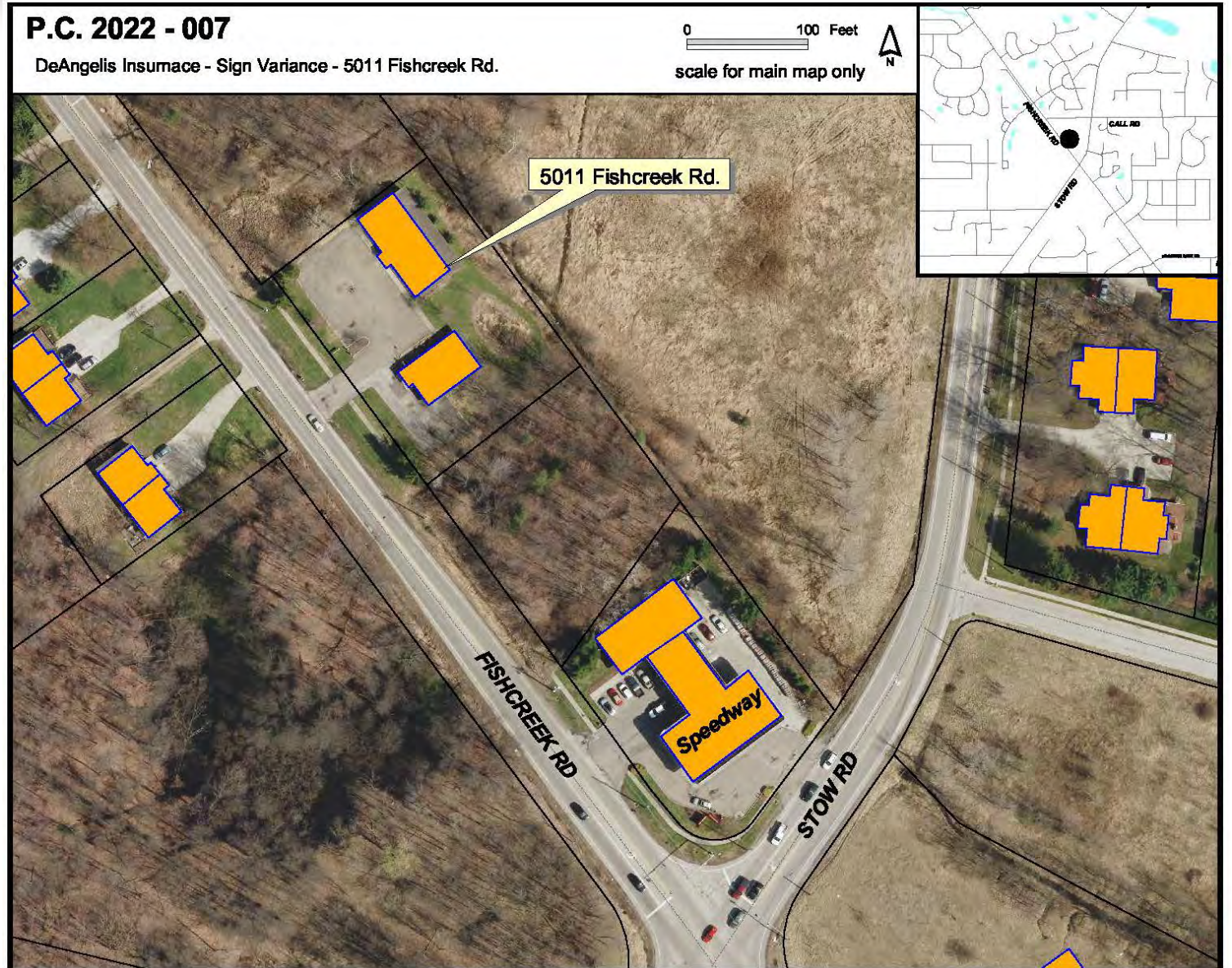
- Larry DeAngelis – DeAngelis Insurance Inc.
- 5011 Fishcreek Rd.

## Current Zoning:

- C-2 Limited Commercial

## Business Item:

- Sign Variance
  1. 1183.05(b)(3) – Location to R.O.W.



# Property Overview



# Administrative Review

## 1183.05 (b)(3)

(3) Such signs shall be located no less than 10 feet from the right-of-way and no less than 20 feet from a side lot line

### 1183.05 SUPPLEMENTAL REGULATIONS.

The following sign regulations are in addition to the maximum sign area and height regulations set forth in Sections 1183.04.

(a) Residential Subdivision Identification Signs. A freestanding residential identification sign shall be permitted for each entrance to a subdivision in compliance with the following:

- (1) Such freestanding sign shall be placed on private property no closer than 10 feet to the right-of-way, except as permitted in subsection (a)(2) below, and shall be located no closer than 20 feet to a side lot line.
- (2) A freestanding identification sign may be placed in the right-of-way provided such sign shall be located on the center island of a boulevard entrance, placed no closer than 25 feet to the intersecting street's right-of-way.
- (3) A maximum of two sign faces shall be permitted per entrance: either as a double-sided freestanding sign or as two single-sided signs either freestanding or mounted on a wall or other entrance feature. In any case, the sign and its supporting structure shall comply with the requirements set forth in Section 1185.01(b)(2).
- (4) Such signs shall be monument signs.

(b) Requirements for Freestanding Identification Signs. Freestanding identification signs for institutions and commercial and industrial establishments shall comply with the following regulations:

- (1) Such signs shall be monument signs.
- (2) Such signs shall be permitted only when the principal building conforms to the minimum building setback and lot width requirements specified in the district regulations.

(3) Such signs shall be located no less than 10 feet from the right-of-way and no less than 20 feet from a side lot line.

- (4) Only one freestanding identification sign shall be permitted per lot except that for a corner lot, one freestanding identification sign shall be permitted per street frontage provided that the lot has at least 100 feet of lot frontage on each street and the signs are located a minimum of 30 feet from the intersection.

## DeAngelis Insurance Inc.- Sign

- Height – 4'-5"
- Width – 8'-10"
- Total Area – 25.76 SF

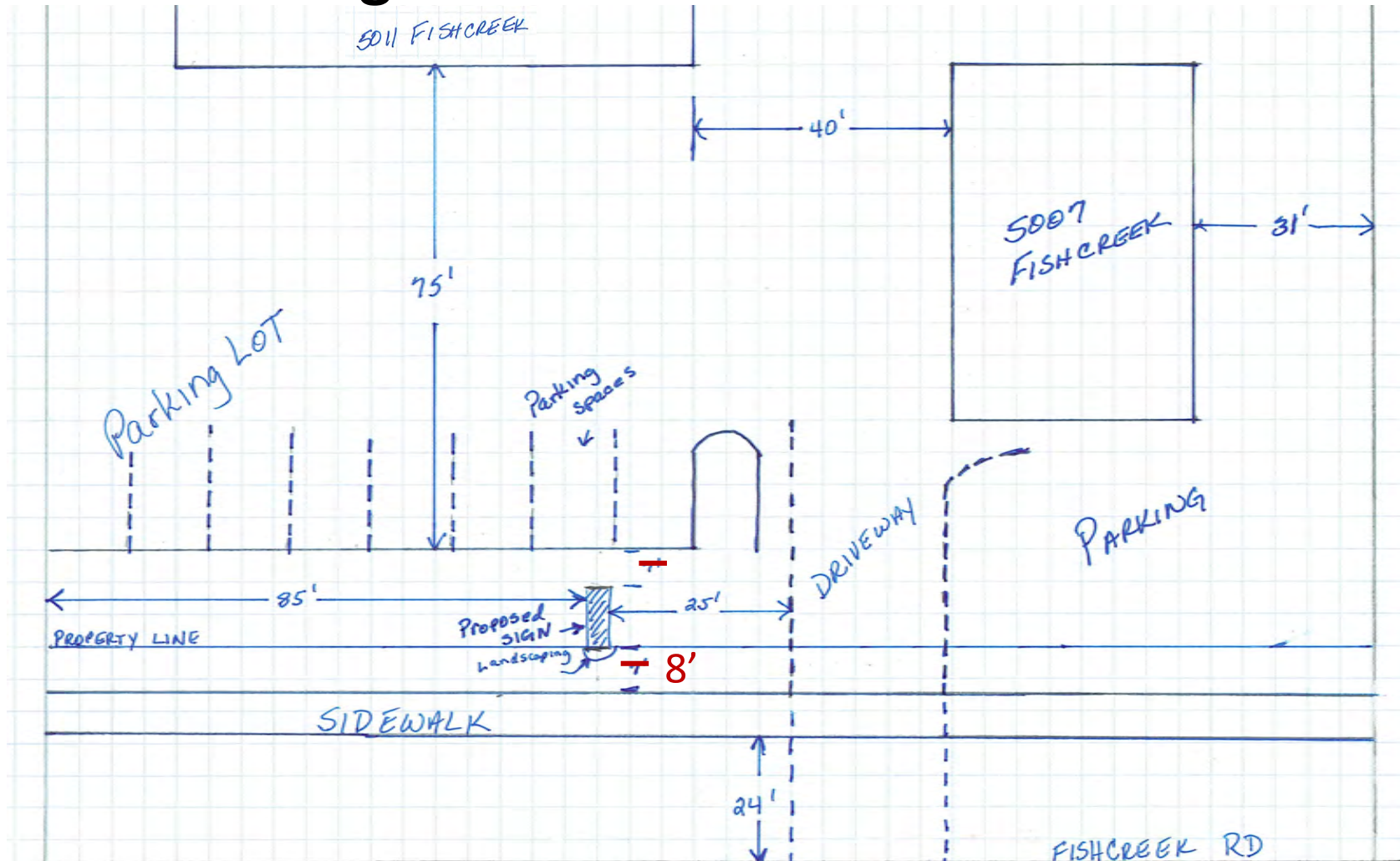


# Overview



Current location of R.O.W to Fishcreek Rd edge is 35 ft.

# DeAngelis Insurance Inc.- Sign



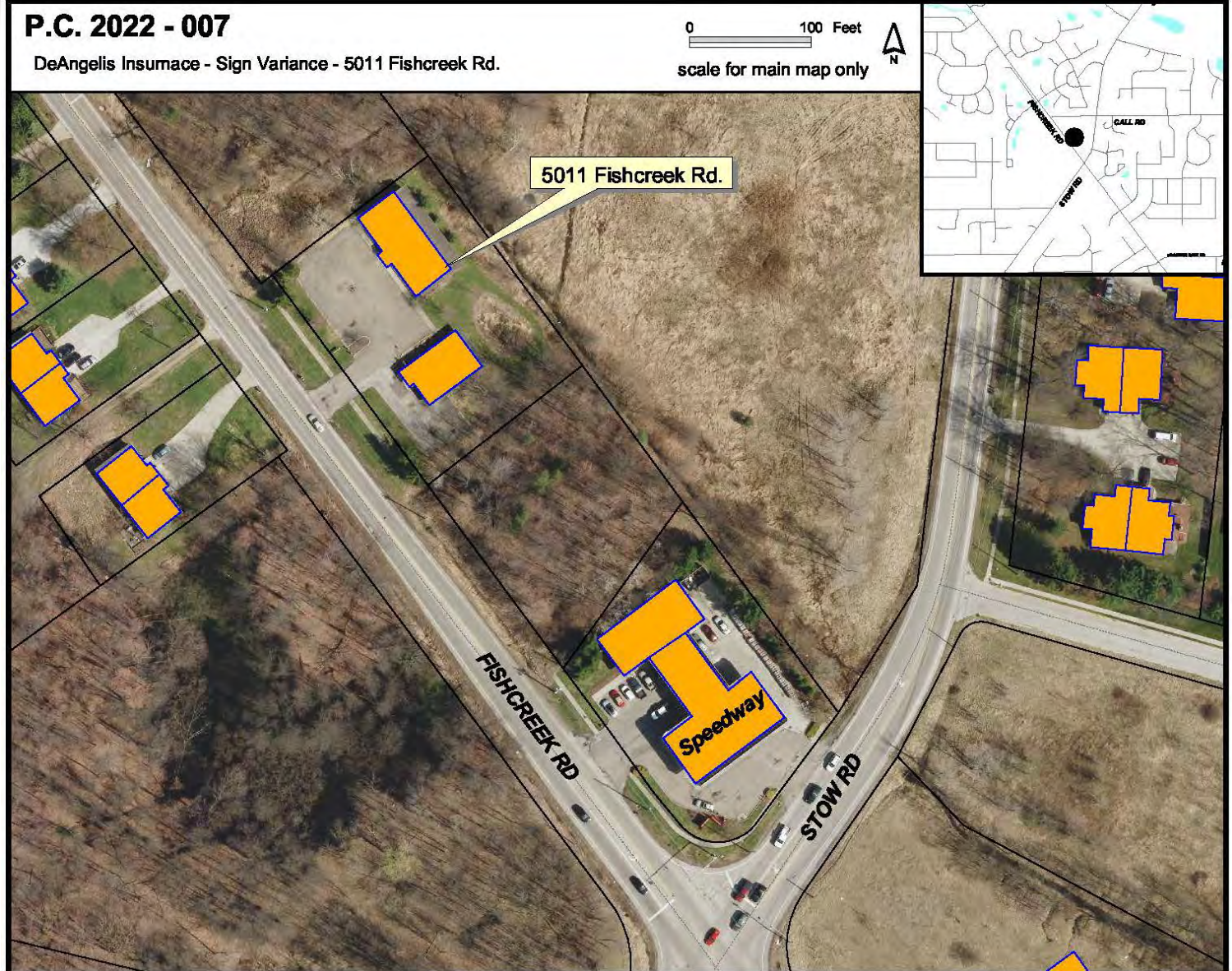
# Review

## Sign Variances

1. 1183.05(b)(3) – Distance to ROW
  - 10 required – Proposed 1 foot off (9' ft variance)

## Conditional Approval

1. Removal of any existing signs



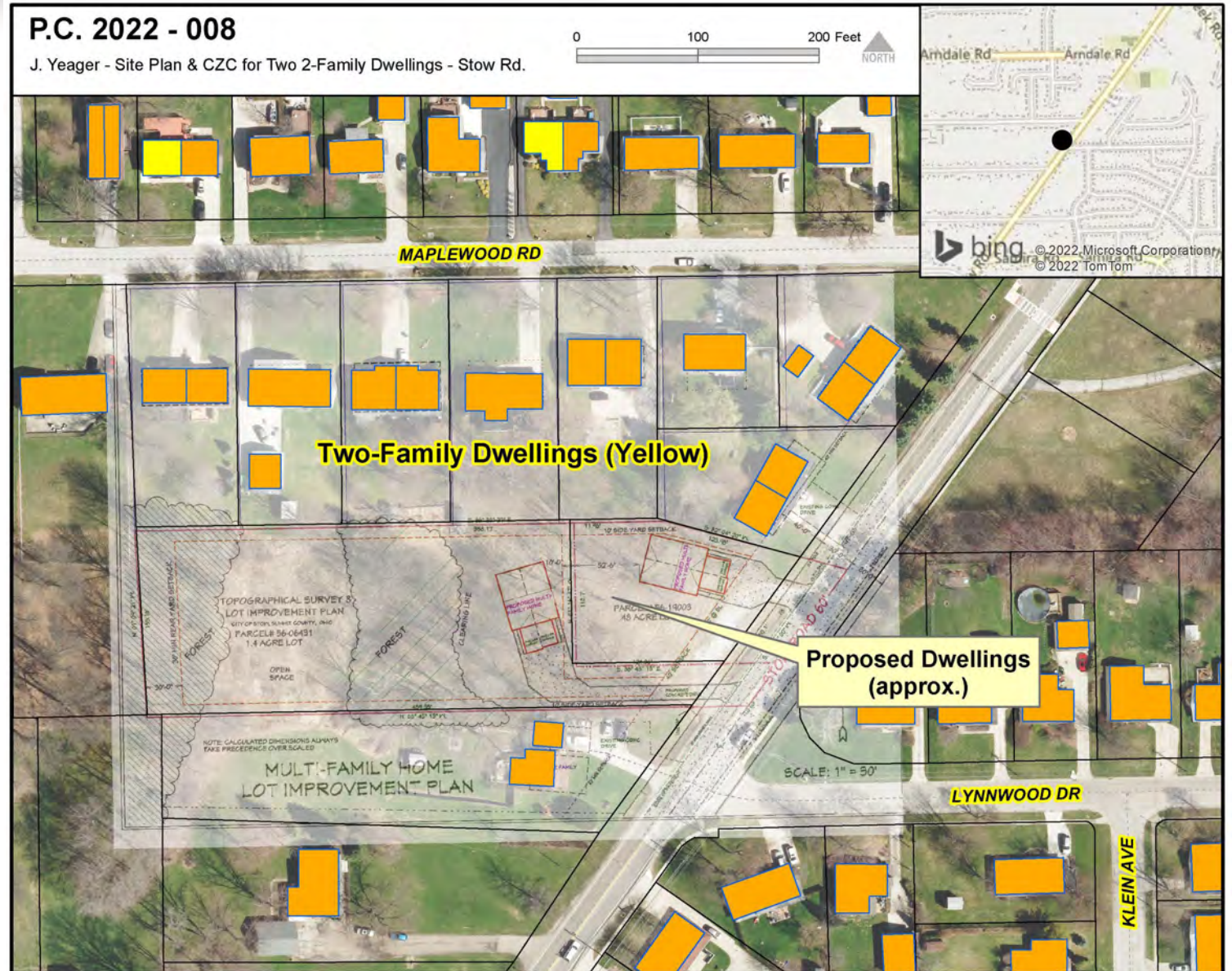
# PROJECT

## Applicant:

- Julianne Yeager
- Parcels 56-19003 & 56-06431
- **Current Zoning:**
- R-3 Residence District

## Business Item:

- Extension of Conditional Use Certificate (COS 1137.04)



# Administrative Review

## 1137.02 ZONING CERTIFICATES (General Overview)

(a) Zoning Certificate Required (abbreviated)

No building or other structure, except as provided for in this Code, shall be erected, constructed, reconstructed, enlarged, moved or structurally altered, nor shall any excavation or site improvements be commenced, nor shall any existing structure or zoning lot be occupied by a new commercial or industrial use until a zoning certificate has been applied for and received by the owner of the property involved or a person having an interest in such property and acting under written authority of the owner, and/or condominium association, if applicable, and such certificate has been issued by the Planning Director.....

(e) Expiration of Zoning Certificates (abbreviated)

Construction is deemed to have begun when all necessary excavation and piers or footings of one or more principal buildings included in the plan shall have been completed. Construction shall be completed within 12 months of project commencement for residential projects and within 18 months for commercial and industrial projects.

# Administrative Review

## 1137.04 CONDITIONAL USE PROCEDURES.

### (g) Term and Assignability.

(1) A conditional use certificate shall be deemed to authorize a particular conditional use, on a specific parcel for which it was approved. The conditional use certificate is non-assignable and shall expire one year from the date of enactment, unless prior thereto the applicant commences actual construction and erection. There shall be no modification of a conditional use certificate except by resolution of Council. Any changes in an approved plan shall be resubmitted for approval in accordance with this section. Construction is deemed to have begun when all necessary excavation and piers or footings of one or more principal buildings included in the plan shall have been completed.

(2) Extension of a conditional use certificate shall comply with the following:

- A. Extension of conditional use certificates without modification may be applied for during the month prior to the date of expiration, if the certificate does not carry a prohibition against the extension. Extensions may be granted by the Planning Commission if the Commission finds the request to be consistent with the purpose, policies, and intent of the Comprehensive Plan, the specifications of the Zoning Code, and any specific conditions considered and applied by Council in its original granting of the original conditional use certificate.
- B. Applications for extensions shall be made to the Planning Commission and shall meet the provisions for applications for conditional use certificates.

C. Requests for renewal of expired conditional use certificates shall be considered to be the same as an application for a conditional use certificate and shall meet all requirements for application, review by Planning Commission, and action by Council.

(Ord. 2007-222. Passed 1-10-08.)

# Expiration

Expiration Occurred 4/18/22

SECTION 2. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and of any committees or subcommittees that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 3. This Resolution was adopted pursuant to Section 4.11 Charter and, pursuant to Section 4.13 Charter, shall take effect thirty (30) days after its adoption by Council and approval by the Mayor, otherwise at the earliest period allowed by law.

ADOPTED BY COUNCIL 3.11.21

ATTEST

Lorree Willers  
Lorree Willers  
CLERK OF COUNCIL

Sindi Harrison  
Sindi Harrison  
PRESIDENT OF COUNCIL

FILED WITH MAYOR 3.12.21

APPROVED

John Pribonic  
John Pribonic,  
MAYOR

FILED WITH CLERK 3.18.21

APPROVED AS TO FORM

EFFECTIVE DATE

21.18.21  
30 days

\_\_\_\_\_  
Jaime Syx  
LAW DIRECTOR

ASSENT AND ACCEPTANCE BY APPLICANT

The undersigned, Julianne Yeager, has read the foregoing enactment by Stow City Council and does assent and accept all terms and conditions contained in this Resolution as being the basis on which approval was granted and upon which the authorized activity is expressly conditioned.

Date 3-20-2021

By Julianne M Yeager  
Julianne Yeager

# Site Plan

Two 2 family dwellings

## Previous Planning Commission

- February 23<sup>rd</sup>, 2021 (4-0 Approval)
- April 26<sup>th</sup>, 2022 (4-0 Approval)

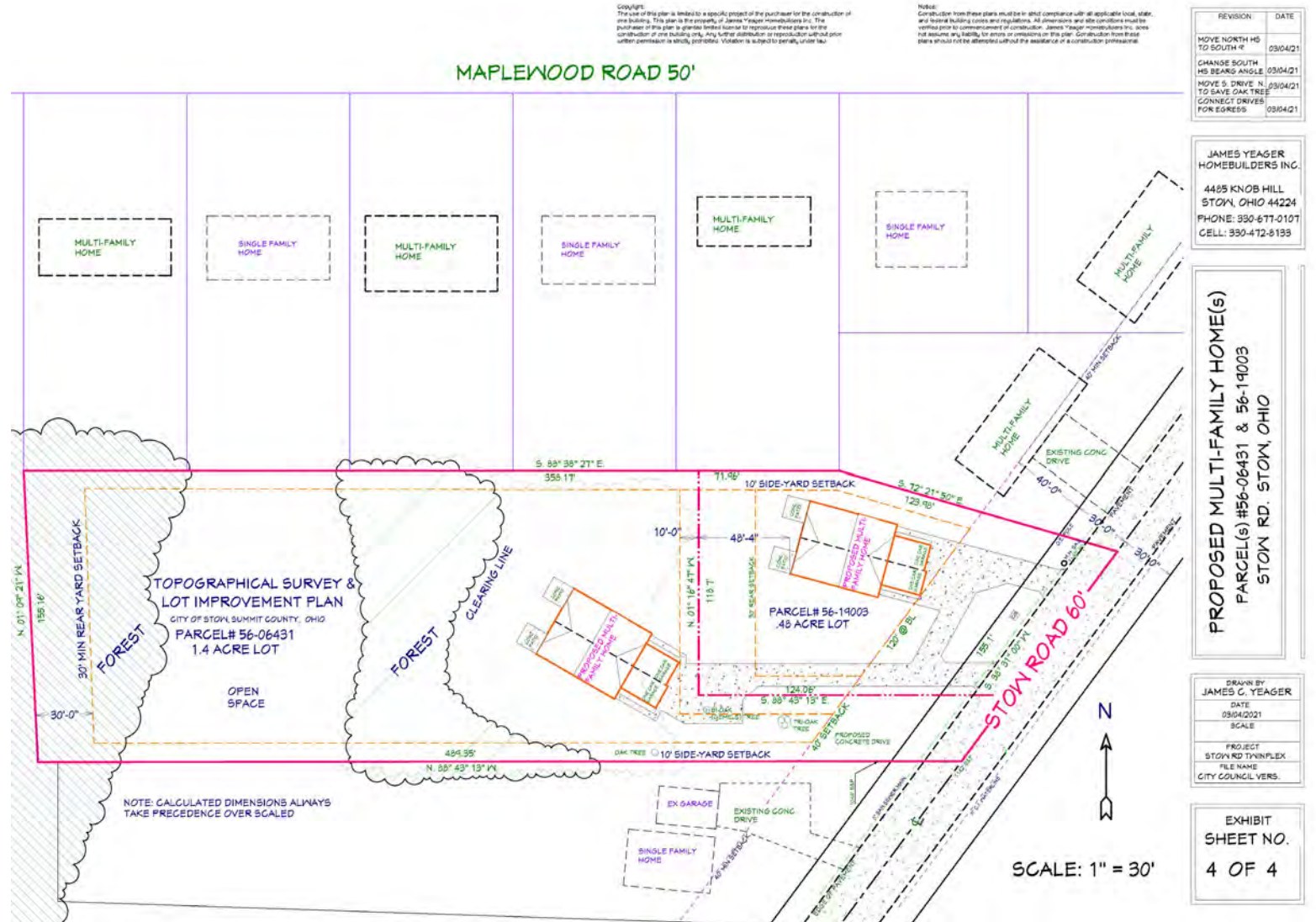
## Previous Council Vote

- March 11<sup>th</sup>, 2021 (7-0 Approval)

## Variances

Parcel No. 56-06431 (back parcel)

1. C.O.S. 1163.04(a)(2) to provide 45 feet of lot frontage where a minimum of 52.5 feet is required
1. C.O.S. 1163.03 to locate the structure 10 feet from the front lot line where a minimum 40 feet is required



# BUILDING ELEVATIONS



FRONT ELEVATION



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

## OTHER YEAGER PROJECTS



## OTHER YEAGER PROJECTS

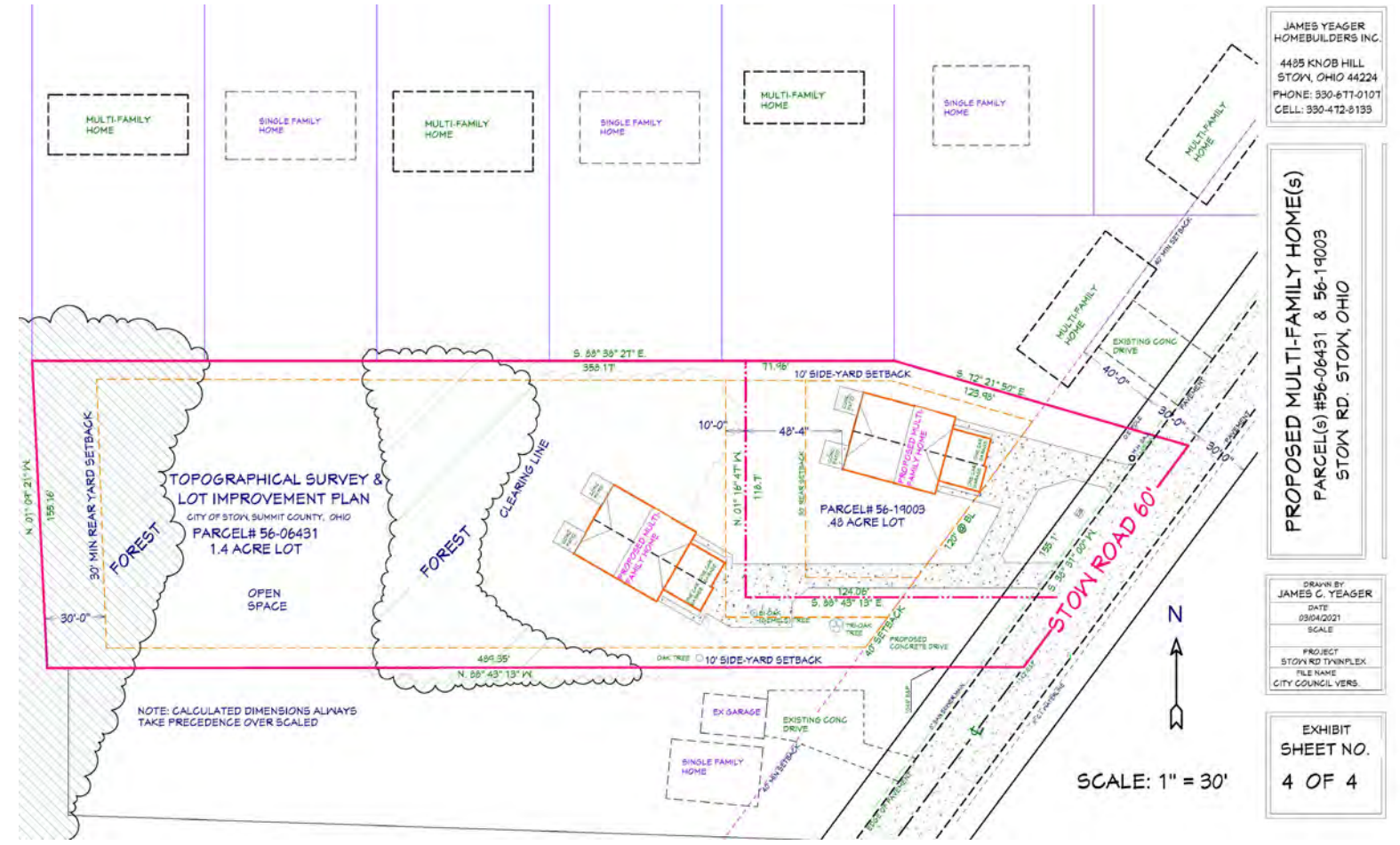


## CONDITIONS FOR APPROVAL

1. Engineering and Building Department approval of construction plans
2. Engineering Department approval of storm water management plans
3. City Arborist approval of tree clearing plan

# Review

- Extension of Conditional Use Certificate - COS 1137.04 (g)(2)(C)
  - Up to 1 year extension (conditional use)



JAMES YEAGER  
HOMEBUILDERS INC.  
4425 KNOB HILL  
STOW, OHIO 44224  
PHONE: 330-611-0107  
CELL: 330-472-8139

**PROPOSED MULTI-FAMILY HOME(S)**  
PARCEL(S) #56-06431 & 56-19003  
STOW RD. STOW, OHIO

DRAWN BY: JAMES C. YEAGER  
DATE: 03/04/2021  
SCALE:  
PROJECT: STOW RD TWINPLEX  
FILE NAME: CITY COUNCIL VERS.

EXHIBIT SHEET NO.  
4 OF 4