

**MINUTES OF A REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF INDEPENDENCE, OHIO
August 2, 2022
Council Caucus Room/Via Zoom**

Chairman Vice Mayor Grendel called the meeting to order at 5:57 p.m. August 2, 2022 and the following responded to Roll Call:

PRESENT: Mayor Gregory P. Kurtz
Vice Mayor Dave Grendel, Chairman
Cheryl Chase
William Gutermuth
Joseph Moeller

OTHERS

PRESENT: Michael Gero, Building Official
Gregory J. O'Brien, Law Director
Jessica Hyser, Economic Development Director
Don Ramm, City Engineer
Anne Lynch, City Planner

Old Business:

**Approval of Minutes of the Planning Commission meeting held on
June 7, 2022.**

New Business:

- 1. Rockside Woods Blvd. North, Project VOSOT, PPN 561-24-023** – Seeking a Special Conditional Use Permit for a proposed office building with satellite and communications equipment and a variance in the number of required parking spaces.
- 2. 5649 Old Brecksville Road, City of Independence on Behalf of ODOT** – Proposed lot consolidation of two separate existing parcels.

Chairman Vice Mayor Grendel welcomed everyone to August 2, 2022 Planning Commission meeting.

The Chairman stated that before they would get to the new business, they do need approval of the Minutes of the Planning Commission meeting that was held on June 7, 2022. He asked if there were any changes or corrections to the Minutes. He stated that hearing none, he would entertain a motion to approve the Minutes.

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A motion was made by Mayor Kurtz, seconded by William Gutermuth, to approve the Minutes of the Planning Commission Meeting of June 7, 2022.

ROLL CALL: Yeas: Kurtz, Gutermuth, Chase, Moeller, Grendel
Nays: None
MOTION CARRIED

Rockside Woods Blvd. North, Project VOSOT, PPN 561-24-023 – Matt Moran, Vice President and General Manager of WOIO and WUAB was in attendance.

Chairman Vice Mayor Grendel stated that the applicant was before the Planning Commission for a Special Conditional Use Permit and also a variance for the number of parking spaces.

Law Director O'Brien stated that because it was just a tentative site plan, the Commission cannot act on the parking variances today, but the applicant is aware that the Commission would be flexible. He stated that to save time, and with Mr. Moran's consent, it would be to restate the applicant's application, and that all questions had been answered from the members or any members of the public into the record. He asked Mr. Moran if that was okay with him.

A motion was made by Mayor Kurtz, seconded by William Gutermuth, to put into the record the applicant's application and all information that was presented at the Public Hearing.

ROLL CALL: Yeas: Kurtz, Gutermuth, Chase, Moeller, Grendel
Nays: None
MOTION CARRIED

Law Director O'Brien stated that the second motion would be to recommend to City Council the approval of the Special Conditional Use Permit for Permanent Parcel Number 561-24-023, believing that it will substantially serve the public, and does not substantially hinder the surrounding property as requested by the applicant.

A motion was made by William Gutermuth, seconded by Cheryl Chase, to recommend to City Council the approval of the Special Conditional Use Permit for Permanent Parcel Number 561-24-023.

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ROLL CALL: Yeas: Gutermuth, Chase, Moeller, Grendel, Kurtz
Nays: None
MOTION CARRIED

Law Director O'Brien stated that they will prepare the ordinance, and the matter will be on the agenda for next week's Council meeting.

5649 Old Brecksville Road, City of Independence on Behalf of ODOT – City Engineer Don Ramm stated that part of the process to transfer the property to the City from ODOT, it was discovered that the County would require separate deeds for parcels that were done way back in time that had never been legally consolidated or described. He stated that it was a housekeeping item but necessary for the County to allow transfer of the property from ODOT to the City of Independence. He stated it was a pretty straightforward matter.

Chairman Vice Mayor Grendel stated that it was the last piece that they needed to finally consummate the agreement. He thought it was in February or earlier that Council had approved the purchase. He asked if there were any questions for the City Engineer.

Mr. Gutermuth asked if this was procedural.

City Engineer Ramm stated that it was totally procedural.

Chairman Vice Mayor Grendel asked if Mr. Moeller had any questions.

Mr. Moeller stated that it seemed pretty straightforward.

Chairman Vice Mayor Grendel stated that they had been hoping to get that ready to have extra space for the Service Department for vehicles.

A motion was made by William Gutermuth, seconded by Cheryl Chase, to approve the lot consolidation for two separate existing parcels as indicated on the site plan submitted by the applicant.

ROLL CALL: Yeas: Gutermuth, Chase, Moeller, Grendel, Kurtz
Nays: None
MOTION CARRIED

Chairman Vice Mayor Grendel stated that hopefully that will expedite the final consummation of that transaction and transfer the title to the City in that regard. He asked if there was anything further for the betterment of the Commission. I think it was great for you and your Administration after all the hard work that was put in for Project Visibility to have something like this come by, not that it was easy.

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Mayor Kurtz stated that he just wanted to make a comment that the Economic Development team, Annie, the City Planner, Jessica and new on board is Irene. The information that was being distributed to the Planning Commission members was the beginning of a new process so that everyone has the information. He stated that if they have questions before the meeting, they could try and get them answered before the meeting, and do the same thing with Council so that they can elevate the environment and their ability to make quicker decisions, better decisions. He stated that he really appreciates the leadership of the Economic Development team.

He stated that the Finance Director has been extremely involved, extremely helpful in the whole process. He stated that he wanted to thank the team, and they were moving forward in the right direction.

Chairman Vice Mayor Grendel stated that the data that they receive from Jess and her team and from the Finance Director, you really need to have it because now time is of the essence in a lot of these decisions. He stated that you just can't drag your feet anymore, you have to be ready to pounce on opportunities.

Ms. Chase stated that she thought it made the Commission more professional and put together, and less time for the applicants just wasted sitting in a meeting answering the same questions. She stated that it makes it a more attractive city to do business with.

Economic Development Director Hyser stated that they want to make sure that they move things along with information about projects.

Mayor Kurtz stated that between the Building Department and Engineering Department, consolidating their efforts, it helps everyone move the ball forward.

Chairman Vice Mayor Grendel stated that with the Engineer putting the sewer in and extending the road and everything else, it has been an adventure that has provided a tremendous boost to the City's economy and their status and everything. He stated that there was Topgolf, the CBIZ project, Project Visibility, and now this project. He stated that they were all three tremendous assets to the City. He stated that was why it was important, and the Mayor talked about northwest quadrant and getting the engineering work done. He stated that he still thinks what was going on in Columbus with the chip plant, the City should be ready to say they have land available too for ancillary uses. He stated that if you are well-prepared, you will be enjoying successes. He stated that the people the Mayor has in his Administration, and the people that are on these Commissions, a blend of younger, and they were able to move forward on that.

Mayor Kurtz stated that it was a team effort, there was no question about it. He stated that the Boards and Commission will be challenged to expedite some of these things. It will be a team effort.

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Chairman Vice Mayor Grendel stated that as a member of Council, he was appreciative of all the assistance they get and the team effort that the City has because it makes their jobs easier too. He stated that everyone was moving in one direction. He stated that there may be disagreements on some things, but it is all constructive, and the bottom line is the City benefits, the residents benefit.

He asked if there were any comments on things. He asked Mr. Moeller if there was anything.

Mr. Moeller stated that there was nothing to add. It was all exciting stuff, a lot of things to be excited about, and they need to maximize their opportunities. He stated that everyone did it very well.

Chairman Vice Mayor Grendel thanked the City Planner for her contribution.

A motion was made by Cheryl Chase, seconded by William Gutermuth, to adjourn the August 2, 2022 Planning Commission meeting.

ROLL CALL: Yeas: Chase, Gutermuth, Moeller, Kurtz, Grendel
Nays: None
MOTION CARRIED

There being no further business, the Planning Commission meeting of August 2, 2022. was adjourned at 6:08 p.m.

Chairman Vice Mayor Dave Grendel

Debi Beal, Planning Commission Clerk
Minutes Unapproved at Time of Release 06/08/22