

**RECORD OF PROCEEDINGS**

SPECIAL

Minutes of

Meeting

BEAR NATION SERVICES, 800-325-8094, FORM NO. 10148

19

Held

20

The Granger Township Board of Trustees met in Special Session on Monday, May 6, 2019, at 4:00 PM at the Granger Township Administration Building, 3717 Ridge Road. Present were Trustees: John H. Ginley, Jr., Chair, Teri A. Berry and Richard L. Pace and Fiscal Officer Donald L. Baker.

The Special Meeting was called to act upon the recommendation of the Zoning Commission on the preliminary planned development district plan for Akron Medina Corporate Park II located at 1093 Medina Road, Medina OH 44256 (Application No. 109951), pay bills and any other matters to come before the Board.

**PLEDGE OF ALLEGIANCE:** The meeting was opened at 4:00 PM with the Pledge of Allegiance by Trustee John H. Ginley, Jr.

**MOTION TO PAY BILLS AS PRESENTED:** Being then advised there was sufficient monies to pay bills, purchase orders and blanket certificates duly authorized and signed, requisitions and warrants having been examined were set forth and moved to be adopted for payment as presented by a **MOTION** from Mr. Ginley, duly seconded by Mrs. Pace.

Voting "aye" thereon: Mrs. Berry, Mr. Pace, and Mr. Ginley.

CHECK NO.	VENDOR	ITEM	AMOUNT
30326	ELS Group, LLC	Painting – FD	1,500.00
30327	Kokosing Materials	Cold Patch	514.00
30328	Medina Co. TWP. Assoc.	Dues	220.00
30329	Philip McLean	Cont. Ed. Presentation - FD	150.00
30330	Stonewall Uniform Corp.	Moore Clothing – FD	146.00
273 (Electronic)	Time Warner	Cable/Phone - FD	256.29
274 (Electronic)	John Deere Financial	Fuel – FD	558.24
275 (Electronic)	Wex Bank – Sheetz	Fuel	478.63
			3,823.16

**PRELIMINARY PLANNED DEVELOPMENT DISTRICT PLAN FOR AKRON MEDINA CORPORATE PARK II (APPLICATION NO. 109951):** Representing the Applicant was owner Gino Faciana, Brent Artman of Artman Engineering and Andy Gray of MPG Architects. Kristin M. Hopkins of CT Consultants was present to assist the Board in its review.

The response dated May 3, 2019, to the questions/issues/requests raised at the April 9, 2019 Zoning Commission meeting by the Zoning Commission and CT Consultants was reviewed.

**Site Plan: Truck Maneuverability:**

**Provide information on the size/type of trucks expected for the proposed development.**

A majority of the trucks accessing the proposed development on a daily basis is will be single unit trucks. However, the site has been designed to allow for 53' semi-trucks to access the loading dock areas. The design vehicle used was an AASHTO WB-67.

**Using vehicle tracking software provide diagrams (similar to Figure 1) of truck turning movements for semi-trucks and garbage trucks indicating how the trucks will maneuver in and out of the loading dock spaces and to retrieve the waste receptacles in the areas of concern on the site plan (see Figures 2 & 3).**

The areas included in figures 2 and 3 have been revised to for easier access to both the loading docks and the trash enclosures in those areas. Revised site plans have been provided with the response.

Diagrams demonstrating the maneuverability of semi-trucks (WB-67) and garbage trucks for areas of concern have been provided herein.

Ms. Hopkins opined this was a good solution.

**Site Plan: Landbanked Parking Spaces:**

**For the parking spaces shown on the site plan as landbanked, provide a brief statement as to how the number of spaces to be landbanked was determined.**

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The underlying C-2 zoning requires 1 space per 300 square feet of floor area. The PDD zoning requires 1 space per 250 square feet of floor area. The parking spaces provided meet the 1 space per 300 square feet requirement. The landbanked parking was provided to demonstrate the site can meet the 1 space per 250 square feet requirement.

**Provide a written commitment to construct the landbanked parking spaces if and when they are needed (required in Section 307G.5).**

The owner will construct the landbanked parking, if the need for added parking is demonstrated in the future.

Ms. Hopkins opined three hundred parking spaces were more reasonable.

Mr. Pace noted we still needed a written commitment from the owner.

**Site Plan: Location of connector street: Address the change in location where the connector street connects with the parking lot for Buildings #1 and #2 and how the impact on the residential properties to the east will be mitigated with landscaping and lighting fixtures that are shielded from those properties.**

Originally, the connector drive was proposed to provide connectivity for buildings #1 and #2 to the proposed development.

In the process of working with the Ohio DOT, concerning site access to State Route 18 and providing a signalized intersection, ODOT required the connector drive to divert all east bound traffic, entering and exiting building #1 and #2, to utilize the signalized entrance drive.

This requirement made it necessary to shift the connector drive to the middle of the site to line up with the main drive between buildings #1 and #2 in order to provide uniform traffic flow through the site to the connector drive to access the signalized entrance.

6' high landscape mounds have been added along the east side of the connector drive to provide screening for the adjacent residential properties. Revised site plans have been provided with the response.

Any site lighting for the connector drive will be place on the east side of the drive and directed to the west.

Mr. Pace discussed the need for an amendment to the current deed restriction. Mr. Faciana advised the County Prosecutor' Office has opined that a deed restriction was not possible. Mr. Pace will contact the County Prosecutor about this.

**Utility Plan: Stormwater management:**

**Provide information on how storm sewers extending beyond the limits of the PDD will be handled - either with an easement or other agreement. (Actual easements/agreements will be required at the time of final plan review)**

The two discharge locations from the PDD area are located on the adjacent property owned by the developer. Any required easements for storm sewer extending beyond the PDD will be provided.

**Provide a brief description of how the utilities will be constructed in concert with the phasing plan; for example, note how & when the detention pond in the northwest corner (shown in Phase 7) will be constructed to handle runoff from buildings slated for construction in earlier phases.**

Presently, there are two locations the storm water runoff leaves the PDD area. The discharge points are located at both the northeast and northwest corners of the site. Both locations have defined swales. The intent of the design is to direct similar drainage areas to these two locations upon development of the property. In an effort to ensure that this is achieved, a pond has been added to the northwest corner of the site. The pond has been added to ensure that no drainage area is diverted in a direction that it is not present going. Revised site plans have been provided with the response.

The re-designed pond located north of Buildings #1 and #2 will constructed as part of Phase 1.

Held

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The existing pond located north of Building #6 will be utilized for Phases 2 and 3. The proposed pond located at the northeast corner of the site will be constructed with Phase 4. The proposed pond located at the northwest corner of the site will be constructed with Phase 5.

It was noted that a second retention pond will be added as the project buildout occurs over a five to seven year period. The first tree passes will be occurring right away.

The applicant confirmed that this will be overseen by the County and will meet County requirements.

**Site Grading Plan: provide a statement that easements will be provided for any grading /mounding work that will take place on adjacent site(s).**

Landscape buffer easements will be provided for areas where mounding extends beyond the PDD area.

Mr. Pace asked if there would be recorded easements for the buffers. Ms. Hopkins opined they should be. The easements would be prepared as the phases occur.

**Landscape Plan: revise/resubmit either the landscape plan or the grading plan so the two are consistent regarding the location of the mound along the property perimeter.**

The mounding locations on the site grading plan are shown in the correct location. The landscape plan has been revised accordingly.

Mrs. Berry asked about the existing trees. The current plan is to salvage the trees that are living and add to them.

**Building Elevations:**

**Elevations are needed for buildings that include the loading dock (side elevation) and the overhead doors (rear elevation). At a minimum, provide details regarding the facades of building #8 and #9 that face the public street - to indicate appropriate design details that comply with Section 307J Building Design Guidelines or show landscaping/screening that will obscure the view of the loading areas from the street.**

**Based on the Zoning Commission's comments, the applicant should consider providing additional architectural detail to Building #13, as it can be considered a focal point based on the site layout. Building elevation and roofline should incorporate more architectural details as specified in Section 307)2, 3, and 6.**

Mr. Ginley confirmed that it is anticipated there will be no parking spaces on the back side of the buildings.

It was confirmed that there will be landscaping on the side facing SR 18.

The center building will more traditional looking.

A sample of potential material to be used was presented. Everyone in attendance thought they were satisfactory.

The Owner met with the County Planning Commission and affirmed nothing needs to be presented to it.

Mrs. Berry and Mr. Ginley expressed concern about the traffic flow plan. Trustees opined a meeting should be held with ODOT concerning this. Mr. Pace concurred and will follow up on this. Ms. Hopkins offered to have CT engineers also contact ODOT.

Mrs. Berry noted she was pleased with the changes made. Ms. Hopkins opined the applicant did a good job addressing concerns.

**A MOTION to accept the recommendation of the Zoning Commission to accept the proposed preliminary zoning application #109951, was set forth and moved to be adopted by Mr. Ginley duly seconded by Mr. Pace.**

Voting "aye" thereon: Mrs. Berry, Mr. Ginley, and Mr. Pace.

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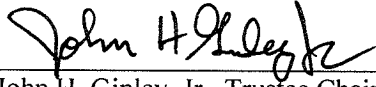
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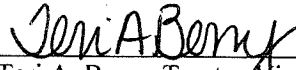
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With no further business to discuss, a **MOTION** was set forth and moved for adjournment.

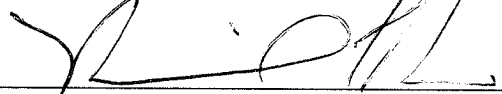
We, the Granger Township Board of Trustees do hereby certify the foregoing Minutes to be a true and correct copy of the proceedings before this Board at its Special Meeting on Monday, May 6, 2019.



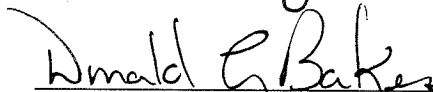
John H. Ginley, Jr., Trustee Chairperson



Teri A. Berry, Trustee Vice Chairperson



Richard L. Pace, Trustee



Donald L. Baker, Fiscal Officer