

Minutes of the Zoning Board of Appeals

September 19, 2019

6:00 P.M.

Regis Barrett, Chairman called the meeting to order.

MEMBERS PRESENT: Regis Barrett, Chairman

Craig Farkas

Earl Bloam

Wally Parker

ABSENT: Nick De'Leon

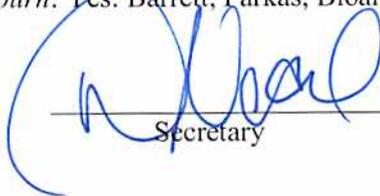
ALSO PRESENT: Dave Kulcsar, Building Commissioner

Motion by Bloam, second by Barrett to approve the minutes of July 18, 2019. **Vote Resulted:** *To approve:* Yes: Barrett, Farkas, Bloam, No: None (**Approved**)

A variance request from Premier Brooklyn, LLC to use gravel instead of the required concrete or bituminous surface for a parking lot at 4650 Tiedeman Road P.P.# 432-05-006 (1129.02.02(1)(4)). Commissioner Kulcsar explained the reason for the variance request is for the use of something other than concrete or asphalt which are the only two approved surfaces allowed per our City ordinance. We received new plans today which still will need to be reviewed for stormwater management. These plan use unilock pavers and gravel. There is concern with the gravel being carried out into the street, the mud and dust it could create. He feels there is a way of using a gravel system that will not create those issues. He stated he would recommend approval with conditions set for City Engineers and Planning Commission to approve this. Barrett asked when the plans for the end product would be available. Kevin Callahan from Premier Development read a statement on behalf of Premier Development. Jeff Jardine from Riverstone the engineer on this project spoke. He has worked with other communities on pervious surface projects in the past. He replied to Barrett's question that pending the Board's approval today they will have the plans ready for our review no later than Monday. Barb Stepic from the audience asked if the gravel is going to raise any dust. Jardine stated no, they will be using a larger washed stone that will not create as much dust as a construction site. Stepic replied that they will eventually wear down and we will then have dust. Jardine stated they will have a maintenance plan in place that would mitigate those issues. Farkas asked if they are using gravel or river stone. Jardine stated he will work it out with the engineer and building department as to the exact stone they will use. Bloam asked Jardine to please explain the plans in more detail pertaining to the legend. Bloam stated he went to this site today and it is really bad, Bloam then asked how this lends itself to snow plowing. Jardine explained the circles on the plans represent the gravel. He explained that right now on the site it is compacted 304 gravel that is generally used under roadways in the street it's designed with the fines to provide a very solid base. What they are purposing is larger stones without the fines. The stone will still lock together and will not create the dust. That then allows the water to infiltrate through the stone and down into the natural subgrade below. Stepic asked how many trucks will be going in and out throughout the day. Commissioner Kulcsar explained around 50 trucks per day were discussed at the Planning Commission meeting. Rob Zimmerman the representative for Ruan stated yes that is an estimate. Barrett asked if this will affect the neighboring properties docks. Jardine explained, no they have a trench drain and because this is pervious gravel it will actually help as there will be no runoff into their drain. Bloam again asked how this holds up against the snow plowing. Jardine explained they generally raise the blade or use a rubber blade to prevent damage. Barrett asked Dan Gerson, City Engineer, his opinion on the plans. Gerson explained that the pavers are an improvement over the all gravel system originally submitted. He has concerns about the gravel infiltrating into the brick pavers. He is also concerned about the mud coming up through the gravel. He stated that they will have to submit maintenance plans for both the gravel and pavers including salting, plowing and repair plans. Gerson stated that a pervious system is good for the environment. He stated he

typically sees plans with gravel underneath and then a pervious concrete, asphalt or pavers on top. He continued that there are concerns on these plans but if Board approves pending City Engineer approval as part of that approval they will have to get regional sewer districts to review the plans for stormwater. There was a discussion about the plans and maintenance. Bloam asked what the hardship is that they cannot install concrete. The project manager explained that because of the area it is limited to the space they have. Right now they do not have enough space to put a properly sized detention basin for this tenant. Parker stated that trucks drag their tires when they are turning, so what is going to prevent the trailers from digging up the gravel when they turn. Jardine explained if it is on gravel they will go out and fix that area as far as the pavers they are L shaped and interlock so they are almost impossible to move and they should not twist out. Parker so it is possible for the gravel area to be torn up. Jardine stated it is possible but they will maintain it and fix any ruts. Jardine explained the depth of gravel and stone types they could use. Bloam asked if it is concrete or asphalt it will require a detention basin. The project manager stated yes the Engineers and the City require that along with Northeast Ohio Regional Sewer District. Bloam asked how big of a basin would be needed. Jardine stated he did not have that information. There was more discussion on how this will be maintained. Parker asked why they couldn't put the unilock all the way around the lot and stated he has a problem with the gravel. He feels there will be dust and ruts. The project manager explained they started the plans they only planned on using 12198 square feet of paver stones. The plans you have in front of you have 27542 square feet of paver stones. The cost to be over \$354,000 for just the area in the plans. To put this all around the lot would cost over \$750,000 and the tenant may not want to invest this much and we may lose this tenant. After further discussion, a **MOTION** by Bloam, second by Barrett to **APPROVE PERVIOUS PAVEMENT SYSTEM PENDING APPROVAL BY THE CITY ENGINEER AND THE PLANNING COMMISSION. Vote Resulted: To Approve: Yes: Barrett, Farkas, Bloam. No: Parker (Approved pending approval by the City Engineer and the Planning Commission)**

There being no further business, **Motion** by Bloam second by Parker to adjourn. **Vote Resulted: To Adjourn: Yes: Barrett, Farkas, Bloam, Parker. (Meeting Adjourned)**


Secretary


Chairman