

**AGENDA  
BEREA PLANNING COMMISSION  
BUSINESS SESSION**

**TUESDAY, APRIL 26, 2022 6:00 PM**

**Berea City Annex  
Council Chambers  
304 Chestnut Street**

The public may view the meeting live on the City of Berea Facebook page [@bereakygov](https://www.facebook.com/bereakygov) or <https://www.facebook.com/bereakygov/> or may attend in person/make comments. Facebook or email comments will not be monitored during the session.

**Work Session**

1. Innovative Property Investments  
450 Pauline Drive – Harvest Commons at Villages of Beaumont Farm  
Development Plan

**Business Session**

1. Call to Order
2. Recognition of Visitors
3. Minutes for February 22, 2022

**Old Business**

1. Stoney Creek Development – Stoney Creek Holdings, LLC  
Unit 2, Block 1, Phases 1 & 2  
Letter of Credit – Expires April 8, 2022 - \$293,445  
Requesting an extension of one year in the amount of \$293,445

**New Business**

1. Innovative Property Investments  
450 Pauline Drive – Harvest Commons at Villages of Beaumont Farm  
Development Plan

**Public Hearing**

2. Berea Industrial Development Authority  
1620 Menelaus Road  
Zone Change Request  
Proposing a zone change from R-1 (Single Family Residential) and A-1  
(Agricultural) to I-2 (Industrial Park District)

**Discussion**

HB55 Training