

## The Village of Moreland Hills

### Minutes of the Facilities Committee Meeting

June 5, 2018

**Call to Order:** The meeting was officially called to order by Chairperson, Steve Richman at 8:00 a.m.

**Attendance:** The following members of the Facilities Committee were present: Steve Richman, Chairperson; Mayor Susan Renda; David Emerman, Councilman; Ted DeWater, Service Director; Jeff Filarski, Village Engineer; and Historical Society Representative, Maureen Geck.

**Minutes of Previous Meeting:** The minutes of the previous meeting were approved.

**Building Maintenance:** Mr. DeWater reported that seven (7) RFQs were sent out and 2 replied (Sixmo, Inc. and LaBella Associates) for the Village facilities project. After a review meeting with Mr. Stanard, Mr. Kawalek, Mayor Renda and Mr. DeWater, LaBella was recommended. Mr. DeWater asked Labella to firm up their numbers...and a proposed contract is expected soon. Mr. DeWater stressed the need to fast track this contract to ensure the work can get done in time, and, while the amount is expected to be within the Mayor's spending authority, the recommend contract will nonetheless be presented to Council so all are aware of /can comment on same.

**Utilities:** Mr. Filarski and Mr. DeWater presented an update concerning Village utilities and commented on the following subjects:

- 1) **Plant and Pump Station Update** - All pump stations are running as designed. (Replacement controllers [at Jackson Valley and Winterberry] were installed last month, and the telemetry is to be finalized shortly).
- 2) **2017 Sewer Cleaning/Inspection Program**-2017 Program is complete with the exception of the Stonewood/Stonehill easement area, and the Miles Rd. catch basin (which should be completed shortly).
- 3) **"I & I" (Inflow and Infiltration) Testing-** Testing of sanitary sewer system is complete on Greentree Rd. (CVE's summary and recommendations are attached to these minutes). Basically, of the 14 properties (south of the line that goes to the treatment plant) that were tested, 5 failed the test, meaning dyed water showed up in the sanitary main when dyed water was introduced into the downspouts. In other words, there is inflow or infiltration into the sanitary sewer system from these properties' storm drainage systems. There were 11 (downspout) sources of I & I from these 5 properties. CVE recommends these property owners disconnect the infiltrating downspouts and "splash them off on the surface." Alternatively, Mayor Renda suggested that these property owners could look into connecting these downspouts to rain barrel systems, and Mr. Richman inquired if they could be re-worked so that they do not infiltrate the sanitary sewer system.

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Mr. Filarski concluded those are possible alternatives, but in any event, coordination with the Building Dept. will be required.

**Parks and Greenspace:** Mr. DeWater reported that the Boy Scouts completed the stone work by the creek at Forest Ridge and are looking forward to additional volunteer projects they can help with.

**Miscellaneous Business/Updates:** Mr. Emerman asked if still convenient for the Committee to tour Village facilities after the meeting. Mr. DeWater and Mayor Renda responded affirmatively.

**Historical Society:** Ms. Geck reported on several maintenance related issues/concerns at the Birthsite including water leaching, weeded-over path back to the cabin, remaining old fence sections and an occasional odor. Mr. DeWater explained that the occasional odor comes from normal operations of the nearby pump station, that the Service Department did weed clearing a couple of weeks ago, and that they will be happy to take the fence sections down.

Ms. Geck reported on upcoming activities:

1) On June 9, from 11-11:30 AM Debbie Weinkamer (known for her portrayal of First Lady Lucretia Garfield and who is also the Lead Volunteer at the James A. Garfield National Historic Site in Mentor) will be packing her tallest tales and best anecdotes to deliver a short program that will test your Garfield knowledge and leave you guessing, "is it fake news or the real deal?" ; 2) during the weekend of June 22-24, the Virginia Home Guard Militia is sponsoring the 2018 Road to Gettysburg Reenactment at the Cleveland Metroparks Polo Field. The Historical Society will be sharing our local history as well as the James A. Garfield Birth Site Park with this new group of visitors.

To become a member or volunteer (and/or to learn more about the Historical Society):

contact MHHS at [mhhsOhio@gmail.com](mailto:mhhsOhio@gmail.com), visit their Website at <https://mhhsOhio.org/about-us/> or call 440-498-1188.

With no further business, the meeting was adjourned at 8:34 am.

Respectfully submitted,

Stephen D. Richman, Chairperson

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June 4, 2018

**Re: Greentree WWTP Infiltration & Inflow (I&I) Testing**

The testing of the sanitary sewer system is completed on Greentree Rd. An outside engineering consultant, AECOM, provided testing services to attempt to determine the sources of wet weather I&I.

The first phase of Testing consisted of smoke testing the sanitary mains and looking for evidence of smoke emerging from the ground or house downspouts or catch basins. The smoke testing revealed smoke from one area, the sanitary lateral cleanout for 105 Greentree Rd. A missing cap on the cleanout was the reason for this. The cap is to be replaced.

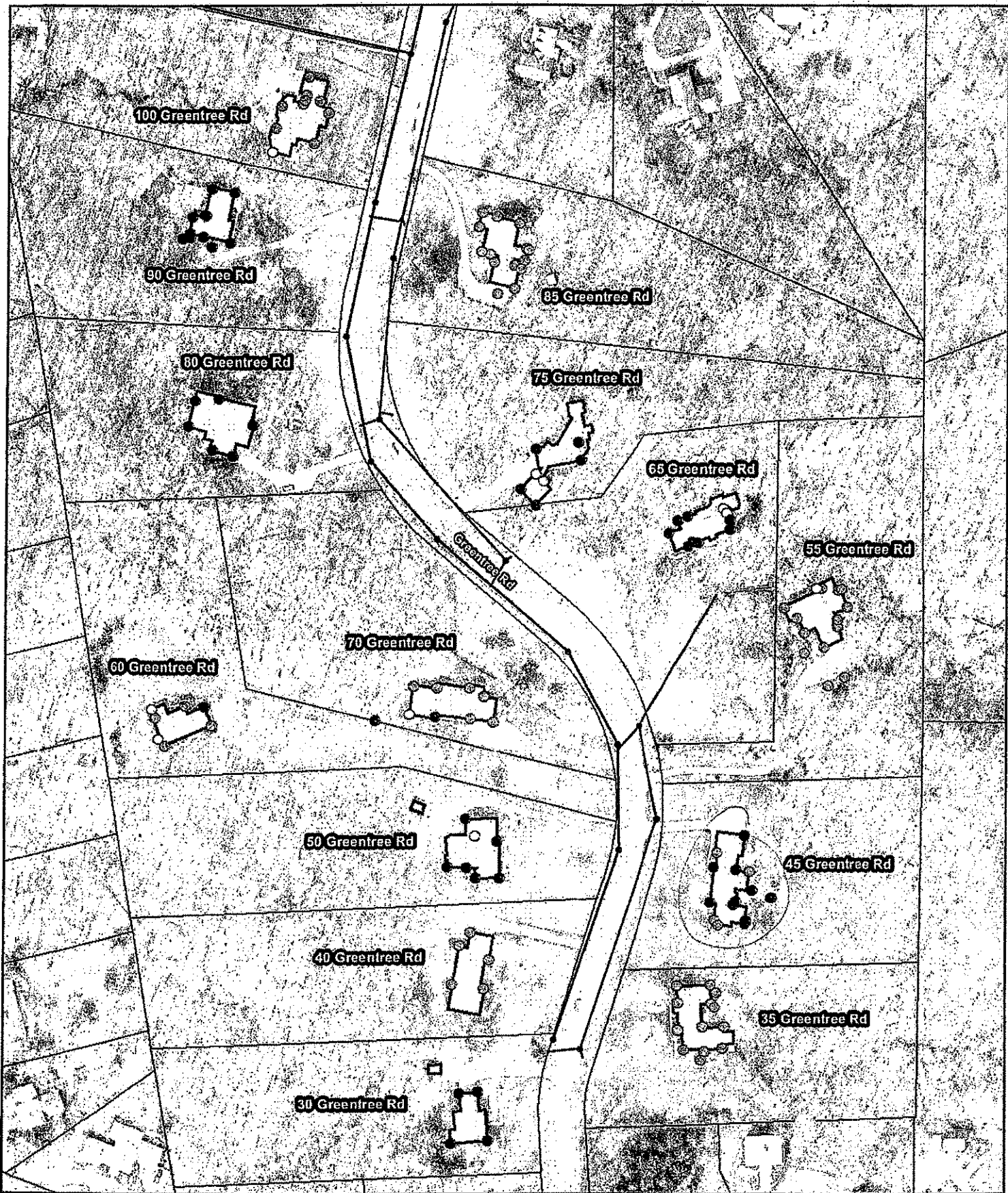
The second phase consisted of dyed water testing for each property located to the south of the WWTP driveway. This area was observed by the Service Dept. personnel as being the source of the majority of I & I flow during a rainfall earlier this year.

For the second phase, 14 properties were dye tested. 5 of the 14 properties had positive results. Positive means the source failed the test, since dyed water showed up in the sanitary main when dyed water was introduced into the downspout. There were 11 sources of I&I from these 4 properties

It is our recommendation that the Property owners on the parcels shown below where the downspouts failed the test disconnect and splash them off on the surface. This should be coordinated with the Building Dept.

Address	# Downspouts to be Disconnected
35 Greentree Rd.	2
45 Greentree Rd.	6
60 Greentree Rd.	1
70 Greentree Rd.	1
85 Greentree Rd.	2

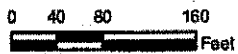
Enclosure



Test House

**Dye Test Result**

- Positive
- ⊙ Positive with Clear Water
- Negative
- ⊙ Negative with Clear Water
- Inconclusive
- Not Tested



**Residential Dye Test Findings**

Greenree Road  
 Village of Moreland Hills  
 Moreland Hills, Ohio

**AECOM**

4/17/18

**VILLAGE OF MORELAND HILLS  
ROADS AND SAFETY COMMITTEE  
MEETING MINUTES JUNE 5<sup>TH</sup>, 2018**

**Members Present:**

Councilman Daniel Fritz, Chair  
Councilwoman Monica Sturgis  
Mayor Susan Renda  
Police Chief Kevin Wyant  
Service Director Ted DeWater  
Village Engineer Jeff Filarski

Meeting called to order by Councilman Fritz at 07:30

Meeting minutes from previous meeting (April 3<sup>rd</sup>, 2018) were approved without change

**VILLAGE ENGINEER UPDATE:**

- The Village received five bids for the 2018 Road Program. Bids ranged from \$155,157.50 to \$214,150.00. Ronyak Construction is the lowest and best bid that the Village received. A recommendation from Roads and Safety will be made at the June Council meeting. An Ordinance awarding the bid to Ronyak will be on the agenda for consideration.
- Strawser Construction is an ODOT pre-qualified contractor. Engineer Filarski has recommended using this company for crack sealing, micro sealing and cape sealing. The cost of this work will total \$276,073.46. An ordinance will be on the agenda for consideration.
- Drainage and Culvert Program is being prepared for bid. The committee was advised of a new issue that arose on Mill Creek lane. The Service Department has addressed a small section of this drainage issue but the main portion of this project will need to be completed by a contractor. Careful evaluation of the forthcoming program reveals that cuts may need to be made in order to arrive close to budgeted amount. Suggestion made by Engineer Filarski to defer drainage issue on SR 91 near Hiram House. Service Department is clearing out this issue several times each year. It was suggested that this project can wait another year. Council will be advised as this bid process moves forward.
- The slide on South Woodland was discussed. Requests For Proposal (RFP) for design were given to several firms. Only one firm provided the RFP. Second firm declined for unknown reasons possibly related to timeframe or potential issues associated with this project. Their letter was vague in terms of actual reasons related to not providing a proposal. An Ordinance will be on the agenda awarding the design work (includes structural and geotechnical) to Euthenics Inc at a cost of \$60,362.00. Roads and Safety is recommending that this Ordinance be approved. The design resulting from this work will then be put out for bid. Euthenics is an ODOT prequalified firm. Funding remains at 300K from ODOT. Engineer Filarski continues to seek additional funding to assist the Village with this large scale project.

**POLICE DEPARTMENT UPDATE:**

- Recently acquired undercover vehicle is on the road.
- New fleet vehicle is in production.
- Annual Fishing Event is June 16<sup>th</sup> from 10am – 1pm. Council members are encouraged to attend this event.
- Home at 4265 Giles has been offered up to the Police Department for possible training. Home will be demolished in near future. Home will also be offered to the Chagrin Falls Fire Department for possible training opportunities.

**SERVICE DEPARTMENT UPDATE:**

- Miles Road by North Fork has flooded again. Service Department is working on the ditches in that area. It was noted that someone had used a piece of heavy equipment to move dirt into ditch.
- Area west of this location near top of hill has been addressed. This area has seen frequent flooding causing water to flow onto street. Several basins have been regraded and another area will be addressed in an effort to prevent runoff onto Miles Road. Service Director DeWater stated that the recent regrading has improved the area and that planned additional work should greatly reduce any runoff.
- Three quotes have been given out for driveway culvert repairs. Residents are required to pay and the work will then be scheduled.
- New tires for tractor were purchased at a cost of \$1,800.00. This is the first time in past 20 years that tires have been replaced.

Having no additional business to discuss the meeting adjourned at 07:55.

Next scheduled meeting will take place on July 3<sup>rd</sup>, 2018 at 7:30am

**DRAFT**  
**Board of Zoning Appeals Public Hearing**  
**July 2, 2018**

Chairman Stanard called the Board of Zoning Appeals Public Hearing to order at 6:00 pm.

ROLL CALL: Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda, Mr. Stanard

PRESENT:

ABSENT: Mr. Bolek

Mr. Buczek made a motion seconded by Mayor Renda to approve the minutes from the June 4, 2018 Regular Board of Zoning Appeals Meeting.

AYES: Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda, Mr. Stanard

NAYES: None

MOTION CARRIED

Mr. Buczek made a motion seconded by Mayor Renda to approve the minutes from the Special Board of Zoning Appeals Meeting, held June 18, 2018, with one correction.

AYES: Mr. Buczek, Mr. Janke, Mayor Renda, Mr. Stanard

NAYES: None

ABSTENTIONS: Mrs. Cooper

MOTION CARRIED

Mr. Stanard took a moment to thank the members of the Board for their dedication to service, particularly for the lengthy proceedings which took place at the June 18 Special Public Hearing.

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**Leska Residence - Area Variance, Rear and Side Yard Privacy Fence (Continued from June 4, 2018)**

3870 Wiltshire

Variance requests regarding height and percent open requirements for a proposed fence in the rear and side yards at 3870 Wiltshire were heard at the June 4 meeting; the matter was continued. No additional materials have been received, and the assistant clerk indicated she had spoken with the applicant's contractor and was told that they will be appearing at a later date.

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Mrs. Cooper made a motion seconded by Mr. Buczek to table the matter of the fence at 3870 Wiltshire for future consideration.

AYES: Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda, Mr. Stanard

NAYES: None

MOTION CARRIED

**Gile Residence - Area Variance, Accessory Structure**

40 Addison Lane

The applicants are seeking a variance from Section 1151.13 (b)(1) to allow construction of a detached garage in the side yard.

Mrs. Lane administered the Oath to those wishing to speak on this matter, and Mr. Stanard opened the public hearing at 6:04 pm.

Richard Cissell of Clemens Pantuso Architecture was in attendance to present the variance request. Mr. Cissell explained that the garage is for a new home to be constructed on a previously unbuilt lot in the Chagrin Bluffs development. A site plan was displayed along with elevations of the proposed garage. Mr. Cissell pointed out location of home and drive on Addison Lane as well as the hillside protection zone that exists at the back of the lot. Several factors were taken into consideration when deciding upon placement, the most important being to stay out of the hillside in the rear yard as much as possible. The garage is also positioned in relation to an attached garage that is part of the home.

An alternative placement was considered which would have moved the detached garage further back on the lot, although a portion would still be in the side yard and front-facing doors would be needed. Mr. Cissell said that another advantage to the proposed placements is that it minimizes the amount of pavement needed. The garage itself will be approximately 23 feet by 26 feet and is designed to match the house.

As there was no one else in attendance who wished to comment on the variance application, Mr. Stanard closed the Public Hearing at 6:07 pm.

Mr. Stanard noted that the site map indicates the slope setback line at a 1.5 factor of safety and asked Mr. Filarski if this is a calculation he typically requires. Mr. Filarski said the line he considers is the hillside protection line, which is further from the house. The calculation is an approximation that was done by a geotechnical engineer when the subdivision was designed. Mr. Filarski does not require that measurement, as the plan conforms to the Village's requirements regarding the hillside protection zone. Neither Mr. Filarski nor Mr. Kowalczyk had any questions or concerns regarding the proposed placement of the garage.

Mr. Stanard noted that the plans for the new home at 40 Addison Lane, which were approved at the June 4 meeting, showed a wall attached to the garage. He asked if that wall required a specific approval with regard to its height. Mrs. Cooper said that the Planning Commission had not yet approved the wall.



Mr. Cissell added that it was his understanding he would come back for final approval, as the wall's final design is yet to be determined.

Mr. Buczek felt the alternate location as described would not be preferred; what is being proposed will be a better overall design. Mr. Janke commented that the proposed arrangement of the garage doors will minimize the effect of headlights on surrounding neighbors, and Mrs. Cooper said she also preferred this plan.

Mrs. Lane reviewed the Findings of Fact: Property owners Matt and Amber Gile are requesting a variance from Section 1151.13 (b)(1) to locate an accessory structure in the side yard rather than the rear yard, as required by the Code. In determining practical difficulty, Mrs. Lane recommended incorporating by reference the applicant's responses to the eleven questions asked on the variance application (Appendix A), with the following modifications:

- Question 2, "Will the property in question yield a reasonable return or can there be any beneficial use of the property without the variance? The applicants answered no, but Mrs. Lane feels the answer is yes, as the lot will be improved with the construction of a single-family home. However, she would not that the location of the detached garage in the side yard is reasonable due to the topography of the lot as well as the location of the attached garage.
- Question 4, "Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer substantial detriment as a result of the variance? The applicants answered no, and Mrs. Lane would add there were no residents in attendance who spoke in opposition to the variance request.
- Question 6, "Did the property owners purchase the property with knowledge of the zoning restrictions?" Mrs. Lane said she would preference the owner's answers by answering yes, as constructive knowledge of the zoning requirements is assumed when someone purchases a lot.

Mrs. Cooper made a motion seconded by Mayor Renda to accept the Findings of Fact.

AYES: Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda, Mr. Stanard

NAYES: NONE

MOTION CARRIED

Mrs. Cooper made a motion seconded by Mr. Buczek to approve the area variance at 40 Addison Lane to allow construction of a detached garage in the side yard.

AYES: Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda, Mr. Stanard

NAYES: None

MOTION CARRIED

As there were no other items for discussion, Mr., Buczek made a motion seconded by Mayor Renda to adjourn the Board of Zoning Appeals Meeting at 6:15 pm.

**AYES:** Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda, Mr. Stanard

**NAYES:** None

**MOTION CARRIED**

Respectfully submitted,

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Theresa Dean, Assistant Clerk

Appendix A

Board of Zoning Appeals  
Area Variance Application Supplemental Information

Application for property located at: 40 Addison Lane

Variances from the terms of the Code shall not be granted by the Board of Zoning Appeals unless the "evidence demonstrates that the literal enforcement of this Planning and Zoning Code will result in practical difficulty."

In determining "practical difficulty", the Board of Zoning Appeals will consider the following factors:

1. Do special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other lands or structures in the same zoning district? There is a steep large hillside at the rear of the property. We are attempting to keep the accessory structure away from the hillside as well as limit the amount of pavement required.
2. Will the property in question yield a reasonable return or can there be any beneficial use of the property without the variance? No
3. Is the variance substantial and is it the minimum necessary to make possible the reasonable use of the land or structures? The variance is not substantial. The accessory structure is still behind the rear face of the house. We have also kept it as close to the house as functionally possible to keep the maximum distance from any future neighbors.
4. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer substantial detriment as a result of the variance? No.
5. Would the variance adversely affect the delivery of governmental services, such as water, sewer, or trash pickup? No.
6. Did the property owner purchase the property with knowledge of the zoning restrictions? The owner purchased an empty lot and did not have a home designed yet which would make any restrictions clear.
7. Do special conditions or circumstances exist as a result of the actions of the owner? No.
8. Can the property owner's predicament feasibly be obviated through some method other than a variance? No.
9. Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting a variance? Yes.
10. Will the granting of the variance requested confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district? No.
11. Would a literal interpretation of the provision of this Code deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code? A literal interpretation would force the accessory structure into an undesirable location and would require significantly more pavement than would be typical.

Signature [Signature]

Date 6/8/2018

**DRAFT**  
**Planning Commission Meeting**  
July 2, 2018

Chairman Stanard called the Planning Commission Meeting to order at 6:17 pm.

ROLL CALL:

PRESENT: Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda, Mr. Stanard

ABSENT: Mr. Bolek

Mayor Renda made a motion seconded by Mr. Buczek to approve the minutes from the Regular Planning Commission Meeting on June 4, 2018

AYES: Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda, Mr. Stanard

NAYES: None

MOTION CARRIED

**Greenblatt Residence - Lot Consolidation**

3991 Ellendale Road

Property owner Ilene Greenblatt was in attendance and seeking to consolidate parcels 912-24-045/046, 912-24-047, 912-25-006. Ms. Greenblatt said the consolidation is needed to allow for installation of a new septic system.

Mr. Filarski said he will need the final plat and legal descriptions as soon as they are available.

Mr. Buczek made a motion seconded by Mayor Renda to approve the lot consolidation at 3991 Ellendale Road.

AYES: Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda, Mr. Stanard

NAYES: None

MOTION CARRIED

**Greenblatt Residence - Public Hearing, Conditional Use for Streambank Restoration and Reinforcement**  
3830 Falls Road

Mrs. Lane administered the oath to those wishing to speak, and Mr. Stanard opened the Public Hearing at 6:21 pm.

Ilene Greenblatt was in attendance with Rob DeRue, who will be working on the project. Mr. DeRue said the bank has eroded roughly nine feet in the last few years, placing a power pole on the property in jeopardy, as it is now only seven feet from the bank. There is an existing gabion stone wall which Mr. DeRue feels should be extended approximately 60 feet to protect the power pole and property. Ms. Greenblatt told the Commission that this is her primary residence.

Mr. Stanard reviewed Mr. Filarski's report to the Commission, which noted the following:

- A Conditional Use Certificate is required from the Village
- The proposed work is above the ordinary high water mark of the Chagrin River and, based on the current site preparation that has occurred, a permit is not required from the Army Corp of Engineers or the Ohio EPA. If the work extends below the ordinary high water mark, those permits would be required.
- The proposed wall is a continuation of an existing wall on the property.
- A flood hazard development permit is required, which would be issued by Mr. Filarski.

Mr. Filarski recommends approval of the project contingent upon these items being addressed.

Site photos showing the property, existing wall, and electrical pole were displayed. Mr. Stanard clarified with Mr. DeRue that the wall would be lengthened but that no height would be added.

There were no concerns or questions from Mr. Kowalczyk.

Mr. Stanard closed the Public Hearing at 6:24 pm.

Mr. Buczek made a motion seconded by Mayor Renda to recommend to Council approval of the Conditional Use Certificate to allow streambank restoration and reinforcement in a riparian area at 3830 Falls Road, contingent upon final review and approval by the Village Engineer.

AYES: Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda, Mr. Stanard

NAYES: None

MOTION CARRIED

**Luna Bakery - Public Hearing, Conditional Use Certificate, Restaurant Outdoor Seating**  
34105 Chagrin Boulevard, Suite E

Jerry Severin, owner of Moreland Hills Towne Centre LLC., was in attendance with Luna Bakery owner Bridget Tibeault.

Prior to the Public Hearing being opened, Mr. Severin asked if the Conditional Use Certificate was truly necessary and if the seating could be considered common seating for the entire complex rather than specifically for the bakery. He said the Towne Centre was originally conceived as a gathering place for residents to dine and shop, and this seating can be used by anyone who wishes to take a cup of coffee and sit outside. He feels the bakery is not the same as a restaurant, and the seating will not be specific to just the bakery.

Mrs. Lane reviewed several sections of the Zoning Code and noted that the definition of "restaurant" is broadly worded. She felt the proposed seating needs to be specific to the bakery, as there is criteria regarding outdoor dining and hours of operation which must be consistent with the hours the bakery is open. She added that a conditional use for outdoor restaurant seating takes into consideration seating both with and without servers.

Mrs. Lane administered the oath to all those wishing to speak. Mr. Stanard opened the Public Hearing at 6:32 pm.

A drawing showing the proposed placement of the tables and chairs as well as an added trash receptacle was displayed, and Ms. Tibeault showed the Commission a photo of the chairs and tables in place. She reiterated that there will not be table service; customers will order inside and can take their food out to the tables if they wish. The tables extend in front of the tenants on either side of the bakery; Ms. Tibeault said the other tenants have asked that seating be provided.

Resident Ilene Greenblatt said she thinks this will be a fabulous addition to the Towne Centre.

As there were no other comments from the audience, Mr. Stanard closed the Public Hearing at 6:34 pm.

Mr. Stanard noted that this would not be year-round seating due to the weather in the area. He asked Ms. Tibeault what the bakery's hours would be and what would happen to the tables and chairs when the bakery was closed. She replied that the bakery is open from 7 am to 5pm and that the umbrellas would be closed and chairs pushed in after hours. Ms. Tibeault confirmed to Mr. Stanard that the seating extends in front of the tenants on either side, but that they spoke with those tenants prior to signing a lease, who were in agreement with the proposal. Mr. Severin added that this will be a good location for residents to gather.

Mr. Janke asked if there will be enough clearance for walking and safety access and if the tables and chairs being proposed are the ones already in place. Mr. Severin answered that there was adequate clearance and that yes, he had told Ms. Tibeault to put the seating in place already.

Neither the Building Commissioner nor the Village Engineer had any comments.

Mr. Stanard asked if any additional lighting was planned; Mr. Severin replied there was not.

Mrs. Cooper said she feels this is a good idea and does not think there will be a problem with parking, as the other restaurants in the Centre do not open until later.

Mr. Buczek asked where the tables and chairs would be stored during the winter months. Ms. Tibeault said they had not discussed this, and Mr. Severin said they could be stored in a hallway between the two buildings at the site.

A discussion followed concerning the actual placement of the tables as has been observed at the site versus what is shown on the drawing. Mayor Renda said the tables are more widely placed than what is illustrated. Mr. Severin said the tables were utilized during a recent special event at the Towne Centre. Mayor Renda said her concern was that the tables not be too closely spaced. Ms. Tibeault replied that the number of tables shown on the drawing is accurate but that they will be spread out a bit further toward Fringe.

Mr. Buczek asked if the area where the tables are placed is part of the bakery or part of the common area; Mr. Severin replied it is part of the common area.

Mr. Buczek made a motion seconded by Mayor Renda to recommend to Council approval of a Conditional Use Certificate to allow outdoor seating at Luna Bakery, 34105 Chagrin Boulevard Suite E.

AYES: Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda, Mr. Stanard

NAYES: None

MOTION CARRIED

**Robbins Residence - Pool Decking**  
**32155 Jackson Road**

Michael Jerman was in attendance with David Robbins to present the proposal, and site plans and photos were displayed. Mr. Jerman explained that this will be a two-part project, with a pool and ground-level decking to be installed now and an addition with contemporary decking to be added next year. The ground-level decks will connect to the later phase of construction and will serve as seating pods for loungers; they will also hide rollers and mechanical equipment for an auto-cover to be installed as part of the pool.

Mr. Robbins said that the pool is 75-feet long, which results in the surrounding decking being above the square footage limit that can be approved administratively.

Mr. Kowalczyk confirmed that he has approved the pool but, because the deck area being replaced is more than 20 percent larger than what is already there, the Code requires Planning Commission approval. Mr. Kowalczyk added that a fence would be installed around the yard, which will satisfy the requirements for pool fencing. Mr. Kowalczyk added that the plans were viewed by the Village Architect, who had no concerns. Mr. Filarski had no concerns or comments.

Mr. Buczek made a motion seconded by Mrs. Cooper to approve the pool decking at 32155 Jackson Road.

AYES: Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda, Mr. Stanard  
NAYES: None  
MOTION CARRIED

#### Discussion

A discussion followed regarding another appeal that has been made to the Board of Zoning Appeals, in this case, an appeal of the denial of a rental application that would allow resident Peter Hardin-Levine to rent cottages on his property. Mrs. Lane said the issues to be reviewed will be similar to those reviewed at the June 18 Special Public Hearing, and she anticipates several neighbors will wish to speak. Therefore, this may be another long meeting.

The applicants have requested to be on the August 27 agenda. However, there will be no way to know how heavy the agendas for the regular BZA and Planning Commission meetings scheduled for that evening will be until after the August 6 submittal deadline.

Mrs. Lane said she would contact the attorney for Mr. Hardin-Levine about the possibility that a special meeting date might be set but that no decision can be made until August 6.

As there were no further items for discussion, Mr. Buczek made a motion seconded by Mayor Renda to adjourn the Planning Commission Meeting at 7:05 pm.

AYES: Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda, Mr. Stanard  
NAYES: None  
MOTION CARRIED

Respectfully submitted,

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Theresa Dean, Assistant Clerk