



## SERVICE DEPARTMENT

### Pump Stations-Back-Up Pump System

- 1) A motion to allow the Village Engineer to develop specifications for a portable back-up pump system and related piping at the pump stations within the Village of Moreland Hills and advertise for bids.

Comments:

Council Vote: Yes 6 No 0

Assistant Clerk of Council Signature: Theresa Dean

Date: 11/13/2019

4350 SOM Center Rd. Moreland Hills, Ohio 44022  
Phone: 440-248-1188 Fax: 440-498-9591 Email: [service@morelandhills.com](mailto:service@morelandhills.com)

November 12, 2019

Mayor Susan C. Renda  
Village of Moreland Hills  
4350 S.O.M. Center Rd.  
Moreland Hills, Ohio 44022

**Re: Installation of Sewer Laterals in Various Locations- REVISED**

Dear Mayor Renda:

Bids were received on November 1, 2019 for the Installation of Sewer Laterals at Various Locations. One bid was received for \$236,762.50. This bid was more than 10% over the Engineer's Estimate of \$150,400.00, therefore the contract cannot be awarded as submitted.

We recommend rejecting the bid and re-advertising. We will adjust the scope of the work to reduce the costs by reducing the number of bored laterals and installing them by the open cut method instead.

Sincerely,  
**Chagrin Valley Engineering, Ltd.**



Jeffrey J. Filarski, P.E.  
Village Engineer

C: Bill Hanna, Law Director  
Prashant Shah, Treasurer  
Ted DeWater, Service Director

**Board of Zoning Appeals Public Hearing  
October 7, 2019**

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

ROLL CALL

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

ABSENT: Peter Bolek

Other present: Jeff Filarski, Village Engineer; Paul Kowalczyk, Building Commissioner; Aimee Lane, Law Director; Theresa Dean, Assistant Clerk

Mayor Renda made a motion seconded by Mr. Buczek to approve the minutes of the July 1, 2019 Board of Zoning Appeals Public Hearing.

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

NAYES: None

ABSTENTIONS: Mrs. Cooper, Mr. Janke

MOTION CARRIED

Mrs. Lane swore in all those wishing to speak at this evening's Public Hearing.

**Richards/Gohring Residence - Accessory Barn, Area Variance  
35500 Jackson Road**

Homeowners Chris Richards and Karen Gohring were in attendance. They are seeking a variance to construct a 1,540 square foot accessory barn.

Mr. Stanard opened the Public Hearing at 6:02 pm.

Mr. Richards said they would like to put a storage barn at the rear of their property. The barn will be set back approximately 300 feet from the street, and there is an acre of wooded lot that will be behind it as well as trees and landscaping surrounding it. The purpose of the barn is to store lawn equipment and enable to them use their garage for parking their cars rather than storage. Mr. Richards feels the barn will also increase the property value. Ms. Gohring added that the barn would not be needed if they were able to expand the garage, but that is not an option.

Mr. Stanard asked Mr. Kowalczyk to describe how he determined the square footage. Mr. Kowalczyk displayed floor plans and a cross section showing the upper floor of the barn. The main structure is 24 by 28 feet, for a footprint of 672 square feet. As there is also a full second level with a set of stairs going

to it, it is considered a second floor and adds an additional 672 square feet. The 7-foot by 28-foot covered porch area is also counted in the total square footage, for an additional 196 square feet.

As there was no one in attendance who wished to comment, Mr. Stanard closed the Public Hearing at 6:05 pm.

Mr. Stanard reminded the Board that this project went through the Planning Commission process and was approved in 2013. However, the previous Building Commissioner did not identify the second floor and include it when calculating the total square footage, so the need for a variance was not identified at that time.

Mr. Stanard asked about the earlier comment regarding not being able to expand their garage. Mr. Richards explained that doing so would require significant changes to both the garage and the house as well as encroachment on the neighboring property in order to relocate the driveway. Ms. Gohring added that they are hoping to add a rear addition in the future which will also eliminate storage they currently have for one of their lawn tractors.

Mrs. Cooper asked if there would be a driveway to the new structure. Mr. Richards said no, and added that evergreens surround the site.

Mr. Stanard asked if either Mr. Kowalczyk or Mr. Filarski had any comments or concerns; they both replied no.

At this time, Mrs. Lane reviewed the Findings of Fact: The homeowners have made an application for a variance of 540 square feet from Section 1151.13(i) to build a 1,540 square-foot barn. The homeowners have completed the Variance Application, which includes questions to determine whether the request meets the criteria for demonstrating practical difficulty. Mrs. Lane would incorporate the applicants' responses into the conclusions of fact (Appendix A) and highlight two points:

- In response to question 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?," the applicants explained in detail the alterations that would be needed to modify their existing home to allow for additional garage space and the impacts it would have on the neighboring property owner.
- The applicants also spoke at this evening's meeting to the limited visibility of the structure due to it being set back 300 feet from the street and to landscape buffering surrounding the site.

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

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

NAYES: None

MOTION CARRIED

Before taking the final vote, Mr. Stanard confirmed with the homeowners that there are other no accessory structures on the property.

Mrs. Cooper made a motion seconded by Mr. Buczek to approve the 540 square-foot variance from Section 1151.13(i) to build a 1,540 square-foot accessory barn at 35500 Jackson Road.

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 Mr. Stanard to adjourn the Board of Zoning Appeals Public Hearing at 6:12 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



Village of  
Moreland Hills

4350 SOM Center Road  
Moreland Hills, Ohio 44022

## Board of Zoning Appeals Application

Meeting Dates: The First Monday of Every Month @ 6:00pm  
 Submission Deadline: Three Weeks Prior to the Meeting Date, by 3:30 pm  
 Submission Requirements: (3) Sets of 11x17 (or smaller) Paper Plans for Small Projects  
 or  
 (3) Sets of Full Size (12x24 or larger) Paper Plans for Large Projects and  
 PDF/digital plans either provided on disk or e-mailed to  
building@morelandhills.com  
 Application Fee: \* \$250.00

Pursuant to the Village of Moreland Hills Zoning Code, the undersigned hereby submits attached information and requests a hearing before the Board of Zoning Appeals for the following purposes:

(Please Check Request)  AREA VARIANCE  NON-CONFORMING USE  
 USE VARIANCE  APPEAL

Site Address: 35500 Jackson Rd

Zoning District: \_\_\_\_\_

OWNER

REPRESENTATIVE AT HEARING

(If different than owner):

Name: Chris Richards  
 Address: 35500 Jackson Rd  
Moreland Hills OH 44022  
 Phone: 216-577-8688  
 Fax: \_\_\_\_\_  
 E-Mail: Chris@richardusa.com

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Phone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 E-Mail: \_\_\_\_\_

Nature of Request (e.g., side yard setback variance )	Code Section	Description
1. <u>Accessory Sq. Footage</u>	<u>1151.13(i)</u>	<u>540 Sq ft of Barn Loft</u>
2.		
3.		

A narrative is required with the application when applying for an area variance, demonstrating **PRACTICAL DIFFICULTY** per Section 1131.17(c) and/or when applying for a use variance, demonstrating **UNNECESSARY HARDSHIP** per Section 1131.21(d). (See next page)

Applicant's Signature Chris Richards  
 Property Owner Signature Chris Richards

Date 9/24/19  
 Date 9/24/19

pt 9/24/19  
 chk 3077  
 rpt 018450

**Board of Zoning Appeals**  
**Area Variance Application Supplemental Information**

Application for property located at: 35700 JACKSON RD

Variations 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? \_\_\_\_\_  
\_\_\_\_\_
2. Will the property in question yield a reasonable return or can there be any beneficial use of the property without the variance? \_\_\_\_\_  
\_\_\_\_\_
3. Is the variance substantial and is it the minimum necessary to make possible the reasonable use of the land or structures? \_\_\_\_\_  
\_\_\_\_\_
4. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer substantial detriment as a result of the variance? \_\_\_\_\_  
\_\_\_\_\_
5. Would the variance adversely affect the delivery of governmental services, such as water, sewer, or trash pickup? \_\_\_\_\_  
\_\_\_\_\_
6. Did the property owner purchase the property with knowledge of the zoning restrictions? \_\_\_\_\_  
\_\_\_\_\_
7. Do special conditions or circumstances exist as a result of the actions of the owner? \_\_\_\_\_  
\_\_\_\_\_
8. Can the property owner's predicament feasibly be obviated through some method other than a variance? \_\_\_\_\_  
\_\_\_\_\_
9. Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting a variance? \_\_\_\_\_  
\_\_\_\_\_
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? \_\_\_\_\_  
\_\_\_\_\_
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? \_\_\_\_\_  
\_\_\_\_\_

Signature 

Date Sept 23, 2019

Board of Zoning Appeals  
Variance Application  
Responses  
35500 Jackson Rd

1.Special conditions: For our garage to be expanded south a concrete slab with a 3 foot height difference would have to be demolished. We would have to rebuild part of the basement ceiling underneath part of that slab. We would also lose what we consider our "attic" storage which is the rooms purpose on top of the concrete slab, since we live in a Cape Cod style house. It would also reduce the finished square footage of the house therefore reducing property value. ( eliminating approx. half of a bedroom) Expanding our garage to the west would be too close to our neighbor's property line and would also have to reorient the entrance to the garage for access.

2.Reasonable return: Because part of the garage is used for storage i.e. typical outdoor items, it does not allow for 2 full sized vehicles.

3.Reasonable use: Will replace the lower garage space that will be removed when future (past approved) addition is built. Will allow for 2 regular sized vehicles to be parked in existing garage. Will create space for current lawn and yard equipment.

4.Neighborhood character: The proposed barn is similar to at least 2 other barns on our street. It will be the same in color but smaller than one barn and similar in character as the barn on our neighbors property. Visibility of this structure would also be limited because of landscaping.

5.Govermental services: No

6.Knowlege of restriction: Property purchased before zoning restrictions in effect.

7.Special circumstances: This project was previously approved under the current zoning restrictions, therefore not approving this would be a hardship regarding loss of time and money spent.

8.Predicament obviated: No



**PLANNING COMMISSION MEETING**  
**October 7, 2019**

Chairman Stanard called the Planning Commission Meeting to order at 6:12 pm.

**ROLL CALL**

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

**ABSENT:** Peter Bolek

Other present: Jeff Filarski, Village Engineer; Paul Kowalczyk, Building Commissioner; Aimee Lane, Law Director; Theresa Dean, Assistant Clerk

Mrs. Cooper made a motion seconded by Mr. Janke to approve the minutes of the September 9, 2019 Planning Commission meeting.

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

**NAYES:** None

**ABSTENTIONS:** Mayor Renda

**MOTION CARRIED**

**Richards/Gohring Residence - Accessory Barn**  
**35500 Jackson Road**

Homeowners Chris Richards and Karen Gohring were in attendance. As they had presented details of their project at this evening's earlier Board of Zoning Appeals meeting, they did not have any additional information to add.

Mr. Kowalczyk said he had no concerns about the project. He reported that the Village Architect approved the plans with the recommendations to paint the structure the same color as the house and to use the same windows on the rear of the barn as are proposed on the front. Mr. Richards said they are fine with using the larger windows but would like to keep the red color. He added that they are planning to change the color of the house at a later date. Mr. Stanard clarified that these comments were recommendations, not requirements.

Mr. Filarski had no concerns about the project.

Mr. Stanard said the plans show that the structure will have electricity but asked if any plumbing was planned. Mr. Richards answered that he would like a spigot to be able to wash down equipment but there would be no bathroom.

Mr. Janke said that he thinks the red color is appropriate to this style of barn structure.

Mayor Renda made a motion seconded by Mr. Buczek to approve the accessory barn at 35500 Jackson Road.

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

NAYES: None

MOTION CARRIED

**Zdesar Residence - Front Entry Alterations**  
**120 Hunting Trail**

The project was presented by Nestor Papageorge from Alexandra Fine Homes. The owners are changing the front entry portico, which will include the addition of three dormers and a slight change to the side porch entry to better conform to the home's interior. Mr. Papageorge pointed out the changes on displayed elevations.

Mr. Kowalczyk said the Village Architect approved the plans as submitted. Neither Mr. Kowalczyk nor Mr. Filarski had any concerns.

Mr. Stanard asked if any other changes to the home were planned. Mr. Papageorge said the exterior of the house is not in good condition, so they will be painting, replacing rotted wood as necessary, and replacing some windows. There are also plans to replace an existing deck.

Mrs. Cooper said she feels this is a nice upgrade to the front of the home and porch. She asked for clarification about the footprint of the side porch, and Mr. Papageorge pointed out the changes on the plans and how it will better tie in to the overall design.

Mr. Buczek made a motion seconded by Mayor Renda to approve the front alterations at 120 Hunting Trail.

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

NAYES: None

MOTION CARRIED

**Joseph Residence - New Deck and Detached Garage**  
**25 Meadowhill Lane**

Owner Gary Joseph was in attendance. He is proposing a new 24 by 24-foot garage behind his home and a new rear deck. Photos of the existing garage were displayed, and Mr. Joseph pointed out the

current garage, which connects to and creates a wall along one side of an existing deck. Both structures are in poor repair and have dry rot and some insect infestation. The new garage will encompass a good portion of the footprint of the current garage but be expanded to the rear and behind the house. The new deck will be built more toward the center rear of the house.

Mr. Joseph said his vehicle does not fit into the existing garage; a larger garage will allow for storage of both his vehicle and equipment for his woodworking hobby.

Mr. Kowalczyk said the Village Architect reviewed the plans and approved them with the recommendation that the garage have the same color scheme as the house. Neither Mr. Kowalczyk nor Mr. Filarski had any concerns about the project.

Mrs. Cooper said the roofline of the new garage is a big improvement but she had some concerns that it will have a double-wide garage door facing the street. Even though it is not attached and, therefore, technically allowed per the Code, most other garages in the neighborhood are side-facing. Because this new garage is set so close to the house, she wonders if there is any opportunity to make the doors side-facing. Mr. Joseph said that there are four mature, approximately 60-foot pines along the side that would have to be removed if he were to turn the doors. Mrs. Cooper asked if those would not need to come down anyway for the new construction, and Mr. Joseph said they would not, as the new garage will start from the same point as the wall of the existing garage but expand inward to tuck behind the house, away from the trees. Because of that positioning, the portion of the garage visible from the street will not increase. Mrs. Cooper asked if this meant he can only drive into one side of the garage, and Mr. Joseph said that is correct.

Mr. Stanard said it appears the new garage assumes all the footprint of the existing garage. Mr. Joseph said that is the case, and the 12-foot expansion will go to the rear and behind the house.

Mayor Renda made a motion seconded by Mr. Buczek to approve the new garage and deck at 25 Meadowhill Lane.

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

NAYES: None

MOTION CARRIED

**Link Residence - Detached Garage**  
**100 Meadowhill Lane**

Dean Tompkins from Payne and Payne Renovations and Design presented the proposal for a new detached garage. The garage will include some light attic storage accessed by a pull-down ladder. The roof pitch, lathe, and stone will match the house, and the carriage house-style doors will be painted green to match the house. There are trees along the entire right and rear of the property which buffer the proposed site. This garage will replace an existing shed on the property.

Mr. Kowalczyk reported that the Village Architect approved the garage with the recommendation that windows be added to the blank walls at the rear and side. Mr. Tompkins replied that the homeowner

will install the windows if required but does not want them. He noted that the existing trees will block the view of those sides of the garage. Mr. Stanard asked if this was noted as a requirement or a recommendation, and Mr. Kowalczyk said it was a recommendation. Mrs. Cooper asked if the neighbors would be able to see the barn, and Mr. Tompkins said they would not due to the trees.

There were no concerns about the project from either the Building Commissioner or the Village Engineer.

Mr. Tompkins said that the garage is positioned to be ten feet off what the homeowner assumes is the property line but they wondered if they could get conditional approval in case they need to be further away from property line once the exact location is confirmed, as they do not want to remove any trees. Mr. Stanard said the Code establishes a minimum set back of ten feet, so moving the garage further from the property line is not a problem and would not require additional review by the Planning Commission. Mrs. Lane asked that Mr. Tompkins submit a revised site plan to the Building Department if they need to move the garage.

Mr. Stanard asked if the project includes extending the driveway. Mr. Tompkins said it does. Mr. Stanard also confirmed that the only other accessory structure on the property is the one to be razed.

Mr. Stanard asked if this structure has a second floor for purposes of determining square footage. Mr. Kowalczyk displayed the plans and said there is upper level storage but it is not considered a second floor because of the low ceiling height and because it can only be accessed by a hatch.

Mr. Buczek made a motion seconded by Mrs. Cooper to approve the detached garage at 100 Meadowhill Lane.

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

NAYES:

MOTION CARRIED

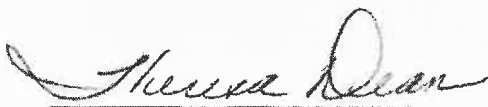
As there were no other items for discussion, Mr. Buczek made a motion seconded by Mayor Renda to adjourn the Planning Commission meeting at 6:42 pm.

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

NAYES: None

MOTION CARRIED

Respectfully submitted,



Theresa Dean, Assistant Clerk

## Planning Commission Meeting November 4, 2019

Chairman Stanard called the Planning Commission Meeting to order at 6:01 pm.

ROLL CALL:

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

ABSENT: Mr. Buczek

Others present: Alex Cortes, Legal Counsel; Jeff Filarski, Village Engineer; Paul Kowalczyk, Building Commissioner; Theresa Dean, Assistant Clerk

Mrs. Cooper made a motion seconded by Mr. Janke to approve the minutes of the October 7, 2019 Planning Commission meeting.

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

NAYES: None

ABSTENSIONS: Mr. Bolek

MOTION CARRIED

### Berger Residence - Addition 85 Quail Hollow

Cindy Cohen of C Rae Interiors was in attendance to present the project. Ms. Cohen pointed out on displayed plans where her clients will be building a small addition to expand their kitchen and create a mudroom. The addition will also partially extend into the garage. An exterior door will allow access into the mudroom from the yard. The kitchen will expand both toward the rear of the house and into what is now a large dining room. As recommended by the Village architect, a window has been added to the mudroom. All materials will match existing materials on the house.

Mr. Kowalczyk reported that the plans were approved by Village Architect Richard Kawalek with the recommendations to match the existing gutter line and add a small window to the mudroom to break up the blank exterior wall. Ms. Cohen provided revised drawings to show those changes.

Neither Mr. Kowalczyk nor Mr. Filarski had any additional comments or concerns.

Mr. Bolek asked if any consideration was given to carrying over the existing slope of the roof rather than using a flat roof on the addition. He said his concern was primarily about water drainage where the

eaves come together and that this could create a potential maintenance issue. Mr. Bolek said he also felt a sloped roof would make the addition look more like a part of the original house. Ms. Cohen said they had consulted with a structural engineer, roofer, and two builders, and they all felt this was a good solution for the drainage. She said the design was originally drawn with a sloped roof, but where it would need to flatten off was not in a good position as relates to the garage. However, she said they would revisit the issue to make sure there would be no maintenance issues.

Mr. Bolek made a motion seconded by Mrs. Cooper to approve the addition at 85 Quail Hollow with the recommendation to revisit the roof line and resubmit drawings for review by the Village Architect if the design changes.

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

NAYES: None

MOTION CARRIED

**Mendelsohn Residence - Addition**  
**75 Hunting Trail**

Patrick Hurst of Hurst Design Build Remodel was in attendance. His clients are planning a renovation of the kitchen and most of the first floor. They currently have a rear sun room that will be removed to build a dining room addition and open up the kitchen. They are also adding a master suite above the garage which involves raising the roof. This will allow them to take advantage of the views from the master suite.

Mr. Hurst said he understands there were comments from the Village Architect about the window configuration on the right elevation. His clients are open to changes but would prefer to keep the wall blank, as proposed, because of the interior configuration of closets and storage. Mr. Hurst pointed out the awning windows that were originally proposed. He said he understands that they do not tie in stylistically with the rest of the home but the positioning is due to the layout of the interior space. Mr. Hurst also pointed out where various styles of windows are used on the house and where a dormer will be added to the front elevation.

Mr. Stanard asked Mr. Kowalczyk to review the Village Architect's notes. He said the plans were marked "Approved with the following recommendations – suggest more normal window pattern on east wall facing neighbors. May require moving bed location and rearranging closet."

Neither Mr. Kowalczyk nor Mr. Filarski had any concerns.

Mr. Hurst said he can understand how the windows are awkward but they are focusing on the intent of interior layout. Additionally, because of the slope of the land, this elevation cannot be seen by the neighbors.

Mr. Bolek said it appears there have been several changes to this house over time. Some of the existing conditions are not ideal, which means choices made now are even more critical. Mr. Bolek thinks the front façade is fine and the dormer is an improvement. However, there are problematic areas on the

sides and rear. Mr. Bolek and Mr. Hurst discussed several alternate window configurations, including the consideration of more contemporary windows or picture windows to move away from the mutton-style windows.

Mr. Bolek also reviewed the roof pitches with Mr. Hurst and Mr. Kowalczyk to confirm there are only two, not including the dormer pitch, which is not counted in the calculation.

Mr. Bolek felt another study is needed to address concerns about the windows. Mr. Stanard asked Mr. Hurst if he was in a position to come back in December. Mr. Hurst said they were hoping to submit for building permits before winter sets in and asked if it was possible to start construction and come back for another review on the windows.

Mr. Stanard said any motion would be contingent upon additional architectural review, and Mr. Bolek felt it was important that review include input from the Planning Commission. Mr. Stanard asked Mr. Cortes if he saw any problem with allowing approval of the project to enable the start of construction but requiring that a revised window configuration be brought back for review at the December Planning Commission meeting. Mr. Cortes felt this was acceptable as long as no one on the Planning Commission objected.

Mr. Bolek made a motion seconded by Mr. Janke to approve, in concept, the project at 75 Hunting Trail to move it forward for permitting but with the requirement for additional review by the Village Architect and Planning Commission of a reconfigured window plan.

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

NAYES: None

MOTION CARRIED

**Immel Residence - New Dwelling**  
**190 Aspenwood Drive**

Owner Chuck Immel was in attendance to present the design for his new 4,000 square foot home. He plans to demolish the existing home and position the new house to take advantage of the view corridor between the neighboring homes. Elevations of the house were displayed, and Mr. Immel pointed out the various features of the house. It will be a one-level, cedar and stone home with a large pitched roof to make it compatible with other homes in the neighborhood. The slope of the lot allows for the creation of a basement area which will initially remain unfinished, and there will be attic space over the garage. A large covered porch extends from the kitchen.

Mr. Kowalczyk said the plans were reviewed and approved as submitted by the Village Architect. Mr. Kowalczyk has no concerns about the project. Mr. Filarski recommends approval contingent upon final engineering approval. Mr. Immel confirmed with Mr. Filarski that he had seen the revised site plan which was submitted early that day; the house has been rotated eight degrees to best take advantage of the view and moved back approximately six feet to take it out of the footprint of the existing house.

Mr. Bolek said the 12/12 roof pitch is a nice touch, giving the home a stately appearance and good scale and proportion. Mr. Bolek asked if there are wooded areas between the homes. Mr. Immel said there are and that they have protected the sides as best they can, though they will need to do some clearing.

Mrs. Cooper made a motion seconded by Mayor Renda to approve the new dwelling at 190 Aspenwood Drive contingent upon final engineering review and approval.

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

**Bilsky Residence - New Dwelling**  
**180 Murwood Drive**

Architect Steve Ciciretto presented the proposed new dwelling. He said there is an existing home on the property that will be demolished. Photos of the existing conditions at the site were displayed and reviewed, and Mr. Ciciretto noted that this is a wooded site with a fairly heavy buffer on the north side. He said that most houses on the street are 1.5 stories, and they have stayed at that scale. As part of the project, they will be cleaning up the site: existing retaining walls will be removed to allow for more natural grading, the drive will be repaved when construction is done, and a shed on the site will be demolished. They are not seeking any variances.

The new house will have approximately 4,000 square feet total living space with an approximately 2,700 square foot footprint. It will be a white board and batten house, with dormers added to break up the roof line. It will feature iron windows and a courtyard behind the great room in the rear. The roof features 12/12 pitches everywhere except on the covered rear porch, which will have a canopy. The front elevation includes grey shingles and stone with a pergola detail on one side.

Mr. Kowalczyk reported that the Village Architect approved the plans as submitted. Mr. Kowalczyk had no concerns, and Mr. Filarski recommended the project contingent on final engineering review and approval.

Mr. Ciciretto added that there is a stand of trees in front of the home that are not in great condition, and they would like to clear those trees to give a better view to the house.

Mr. Bolek complemented the design, again noting the 12/12 roof pitch, composition and details.

Mr. Bolek made a motion seconded by Mrs. Cooper to approve the new dwelling at 180 Murwood contingent upon final engineering review and approval.

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



**Discussion/Adjournment**

Mr. Stanard said he will be unable to attend the December 2nd meeting.

As there were no other items for discussion, Mayor Renda made a motion seconded by Mr. Bolek to adjourn the Planning Commission meeting at 6:54 pm.

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

NAYES:

MOTION CARRIED

Respectfully submitted,

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Theresa Dean, Assistant Clerk

DRAFT