

Planning Commission Meeting  
August 5, 2019

Chairman Stanard called the Planning Commission Meeting to order at 6:00pm.

ROLL CALL:

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

ABSENT: Mr. Bolek

Others Present: Paul Kowalczyk, Building Commissioner; Aimee Lane, Law Director; Jeff Filarski, Village Engineer; Sherri Arrietta, Clerk of Council

Mr. Stanard had three amendments to last month's meeting minutes; on pages 2 and 6, the word "dormers" should be "gables" and on page 4, fourth paragraph, it should refer to "Mr. Kowalczyk," instead of "Mr. Kawalek."

Mr. Buczek made a motion seconded by Mayor Renda to approve the minutes from the July 1, 2019 Planning Commission Meeting, as amended.

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

NAYS: None

ABSTENTIONS: Mrs. Cooper, Mr. Janke

MOTION CARRIED

**Meszaros Residence – Widening of Garage**

123 S. Strawberry Lane

This item was tabled at the last meeting; therefore, Mayor Renda made a motion seconded by Mr. Buczek to remove the proposal from the table.

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

NAYS: None

MOTION CARRIED

Keith Kimball, contractor, was present at the meeting. Mr. Stanard explained that the BZA approved the widening of the garage last month, but since the Planning Commission had quite a bit of discussion relative to the dormers over the garage, it was decided that it be tabled until the next meeting. The application before this board tonight has been revised with a small gable over the garage. Mr. Kimball, stated that the homeowners decided on the gable as a solution, instead of the dormers, so that it would be acceptable to this board.

Mr. Kowalczyk reported that the Village Architect has approved the new design as submitted.

Mr. Stanard stated that this is a favorable solution and he extended his thanks to the homeowners for their willingness to revise their plans.

Mayor Renda made a motion seconded by Mr. Buczek to approve the widening of the gabled garage at 123 S. Strawberry Lane.

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

**Miller Residence – New Entry Feature**  
35845 Jackson Road

This item was tabled at the last meeting; therefore, Mayor Renda made a motion seconded by Mr. Buczek to remove the proposal from the table.

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

Clark Miller, homeowner was present at the meeting along with Ann Dunning, Architect. Ms. Dunning stated that she did a study of the long porch across the front of the house and decided on a simple porch that will bring the front posts out another few feet, keeping the same platform and stairs, with a very traditional gable. The rest of it will be re-sided to make it look like a new house.

Mr. Miller stated that his original intent was to give it a modern farmhouse look. He decided to keep it simple, which Ms. Dunning did a good job with, so that he would not have to potentially delay getting started until the fall. As Mr. Kawalek suggested, they decided to go with a colonial style.

Mr. Kowalczyk reported that the Village Architect approved the plans as submitted.

Mrs. Cooper stated that she was not here last month to see the original submittal, but she thinks that the porch enhances the front of the house very nicely.

Mr. Stanard asked Mr. Kowalczyk and Mr. Filarski if they had any concerns about the project, and they both answered that they did not.

Mr. Stanard thanked Mr. Miller for his willingness to revise the plans.

Mr. Buczek made a motion seconded by Mayor Renda to approve the new entry feature at 35845 Jackson Road.

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

Mr. Bolek entered the meeting at 6:08pm.

**Gurney Residence – Deck and Screened Porch**  
15 Bernwood Lane

Joseph and Elina Gurney, homeowners, were present at the meeting. Mr. Gurney explained that the back of his home has three exits; the one from the great room and the one from the kitchen are next to each other. The third exit is to the right of the others, above the air conditioning units, however it cannot be used to access the backyard without a deck being installed. He stated that they are proposing to add a deck and screened porch from that exit so that they can have access to the backyard from that room. He asked the architect to keep the design very similar to the current design of the house.

Mr. Kowalczyk reported that the Village Architect approved the plans as submitted.

Mr. Stanard asked if Mr. Kowalczyk had any concerns about the project, and he answered that he did not.

Mr. Filarski asked if the deck is extending out 11 feet from the door, and Mr. Gurney answered that it was. The patio is existing and can be accessed by walking down the deck stairs. Mr. Filarski asked if the deck would extend out past the patio, to which Mr. Gurney answered that it will not.

Mrs. Cooper made a motion seconded by Mayor Renda to approve the deck and screened porch at 15 Bernwood Lane.

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

NAYS: None

MOTION CARRIED

**Sieger Residence – Renovations to include Rear Deck, Covered Terrace, New Roof and Windows**  
37855 Jackson Road

Mr. Eric Rutkowski with Luxury Home Builders, LLC was present at the meeting. Mr. Rutkowski explained that the homeowners are bringing this house, which needs major renovation, up to date. They want to get rid of the shake roof and replace it with a Landmark Pro and also replace the standing seam that is on parts of the roof with a black epoxy coated standing seam to match. It will be a white house, with black shutters and black roof. The back terrace, which they may screen in, will have a fireplace. The deck will be a TimberTech style of board.

Mr. Kowalczyk reported that the Village Architect approved the plans as submitted.

Mr. Stanard asked Mr. Kowalczyk and Mr. Filarski if they had any concerns about the project, and they both answered that they did not.

Mr. Stanard stated that he saw this house previously when it was for sale and the homeowners have committed to a tremendous amount of work but it is a beautiful home. Mr. Rutkowski stated that the

exterior architecture of the house will stay intact.

Mr. Janke asked if the chimney on the right side of the house (from the rear elevation) is existing. Mr. Rutkowski explained that the chimney that is located in the middle of the house would be removed (where the dining room and bathroom are) because it takes up too much space. The one to the left, which is the 36 x 36-masonry chimney, will also probably come down because it just serves as an exhaust vent for the hot water tank and a furnace, and is located in the master suite. Mr. Janke asked what the bottle-shaped bricked section was. Mr. Rutkowski explained that it will be a brick veneered gas fireplace.

Mr. Stanard asked if the plans that were reviewed have the notes about the chimneys being removed. Mr. Kowalczyk stated that the plans show both chimneys being removed and the Village Architect approved the plans as submitted. Mr. Bolek stated that he feels that the chimney is an important feature of the house and asked if the homeowner considered keeping it. Mr. Rutkowski explained that portion of the house is a later addition and so it is not original to the house; if it was, he would consider keeping it. It is also not a functional fireplace and it would be in their way. The other chimney being removed also serves no function other than running the HVAC exhaust from the hot water tank. The fireplace that will remain, the one on the right (from the rear elevation) is original and is actually the only fireplace in the house. Mr. Bolek stated that it was just something he wanted to point out.

Mr. Buczek made a motion seconded by Mrs. Cooper to approve the renovations, including a rear deck, covered terrace, new roof and windows at 37855 Jackson Road.

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

NAYS: None

MOTION CARRIED

Mr. Kawalek, Village Architect, suggested that the homeowners might want to consider emulating the green roofing that is on the small portion in the front of the house currently, for the flat metal roofing. He stated that it is a very nice feature and looks great on the house now. Mr. Rutkowski was informed that if the owners wanted to make that change, they would not have to come back before this board.

### **Kestner Residence – Sleeping Room Addition**

100 Hunting Trail

Mr. Richard Kawalek, architect was present at the meeting. He is proposing to add a sleeping room off the current master bedroom. The bedroom is a very large room with a lot of windows and a fireplace, and has a layout that makes it difficult for sleeping as the traffic from the bathroom to the dressing room is through the main room, which can wake someone up. A separate area would make it more conducive for sleeping. They are re-using some of the windows and matching two elliptical windows elsewhere in the house and the roof will also match the existing. He stated that it is difficult to be seen from the street as it faces the woods and a ravine.

Mr. Kowalczyk stated that architect Ted Wolf approved the plans as submitted.

Mr. Stanard asked if Mr. Kowalczyk had any concerns about the project, and he answered that he did not.

Mr. Buczek made a motion seconded by Mrs. Cooper to approve the sleeping room addition at 100 Hunting Trail.

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

**Peereboom Residence – Second Floor Bathroom Addition**  
3701 Greenwood Drive

George Clemens and Andrew Reynolds from Clemens Pantusso Architecture, and Karen Peereboom, homeowner, were present at the meeting. Mr. Clemens stated that they are proposing a second floor bathroom addition. He explained that the addition will affect the ridgeline, which will be seen in the rear view of the home, but it will have no effect on the street view. The front windows (kitchen) are changing slightly and a few windows will be replaced in the rear of the house. Overall, it is a very subtle change to the house. The new section will have siding to match the existing. Inside the house, they are remixing the kitchen and changing the stairs to make it more accommodating to the new room.

Mr. Kowalczyk reported that the Village Architect approved the plans as submitted.

Mr. Stanard asked Mr. Kowalczyk and Mr. Filarski if they had any concerns about the project, and they both answered that they did not.

Mrs. Cooper asked about the Pepper Pike address. Mr. Clemens explained that the front yard is in Pepper Pike, but the front of the house starts two feet behind the Moreland Hills line and sits entirely in Moreland Hills.

Mr. Bolek stated that he feels that by raising the ridgeline in the front, they are improving where the connector gable and garage meet. He stated that the top left elevation ridge is quite a bit lower than the ridge to the gable structure and asked if there is a difference between the look of the back of the house where the ridgeline hits the reverse gable. Mr. Clemens answered that it is a couple inches below the ridge. It will be just enough below it to see the bump. The Commission members agreed that this is not a major issue.

Mr. Clemens stated that there is also a possibility that the homeowners will add a door in the rear that will lead directly into the kitchen. Mr. Stanard stated that would not be a concern if they decided to add that.

Mayor Renda made a motion seconded by Mr. Janke to approve the second floor bathroom addition at 3701 Greenwood Drive.

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

**Bergfeld Residence – Lot Consolidation**  
38100 Jackson Road

Jerry Salwan with Paskevich and Associates and Dr. Bergfeld, homeowner were present at the meeting. Mr. Stanard stated that this item has been discussed on a few occasions. It appears as though there is new information upon the survey of the plat being done. Mr. Salwan explained that in doing the survey, it was discovered that the neighboring property was encroaching the property line. Mr. Al Klauss, with Paskevich and Associates has been trying to determine the proper course of action to deal with that situation.

Mrs. Lane informed the board that she spoke with Mr. Klaus about that situation. She stated that Dr. Bergfeld is proposing a lot consolidation that is not changing the configuration, but upon performing a survey, they have identified that the lot line cuts through a portion of the neighbor's home and a landscaped area at the sidewalk, which renders the Cohen (neighbor) lot non-conforming. She stated that she could not find anything in the Zoning Code that would require the Cohens to have to come before the board for a variance because of the Bergfeld lot consolidation, unless they were to request moving that lot line. Then they would have to come before the BZA to address any encroachments or anything that would not comply with the correct setbacks. It is Mrs. Lane's understanding that it would be a significant property line change for that house to comply with the current setbacks, so the thought was that at some point in time, the two homeowners could agree to move the lot line some, but not enough, to make it completely conform to the current code. Mrs. Lane stated that she suggested three options to Mr. Klauss;

- amend their current lot consolidation application in some fashion to improve the non-conformity, which would require variances because the lot lines will change;
- the property owner could consult with their own legal counsel to deal with the encroachment with easements which would be helpful with resale;
- come back with a lot configuration at a later date to address that issue.

Dr. Bergfeld thanked Mrs. Lane for sending that information. He stated that he has lived here since 1976 and the neighboring home has been sold four times since then. He always knew that the lot line was close and, in fact, one of the former owners of that house acknowledged that her well was on his property. He always let them use the well and the land in the back and was never interested in selling it. He is unsure how it has been overlooked with all the sales of that home.

Dr. Bergfeld stated that the first option mentioned by Mrs. Lane was the best option for him. He will go forward with the consolidation of the lots, which will permit him to commence with the construction of the accessory building once the lot consolidation plat is signed and approved. Mrs. Lane stated that down the road, the issue would be between the two property owners to determine if they want to deal with easements or come back to this board with a lot configuration, which would be required by both owners.

Dr. Bergfeld stated that he will have to talk to his neighbor and they can figure out what to do. Mrs. Lane clarified that she did not see anything that would require that to be addressed at this time. She sees it as more of a neighbor-to-neighbor issue.

Mayor Renda asked if they should make a stipulation when they make the motion for the lot consolidation.

Mrs. Lane stated that it is not required because it is not a conditional approval, and the issue will lie with the two property owners on how they want to handle it.

Mr. Stanard asked Mr. Filarski if his understanding is consistent with that of Mrs. Lane in that regard. Mr. Filarski answered that it is and thanked Mrs. Lane for her research. Mr. Stanard asked Mr. Filarski if he thought this plat would be approved by the county. Mr. Filarski stated that that is something he cannot answer. Mr. Stanard asked Mr. Filarski if he had any objections, to which Mr. Filarski answered he does not.

Mayor Renda made a motion seconded by Mr. Buczek to approve the lot consolidation at 38100 Jackson Road.

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

NAYS: None

MOTION CARRIED

### **Bergfeld Residence – Accessory Building**

38100 Jackson Road

Jerry Salwan with Paskevich and Associates and Dr. Bergfeld, homeowner, were present at the meeting. This board has previously looked at the preliminary review of the building, and once it was decided which path the homeowners wanted to take (consolidate or two separate parcels), then it went to BZA for the variance, which was contingent upon getting the lot consolidation corrected. Since the lot consolidation was just approved, this board will now look at the architectural submission of the accessory building.

Mr. Kowalczyk reported that the Village Architect looked at the final submission that was provided, which was more detailed than the first submission, and has approved the plans as submitted. He stated that the plans stayed the same as the preliminary concepts.

Mr. Filarski stated that he would need to approve a final lot topo for the site; approval will be contingent upon that approval.

Mr. Stanard asked if there were any additions to the sanitary system requirements. Mr. Salwan stated that they met with the Board of Health and the current septic system is adequate for what they are doing.

Mrs. Cooper made a motion seconded by Mayor Renda to approve the accessory building at 38100 Jackson Road, contingent upon the Village Engineer's review and approval of the topo.

Mr. Filarski informed them that the plat needs to be recorded first before any construction, etc. He advised them to have the surveyor make the changes and get it to the Village for both he and Mr. Stanard to sign, so that it can then be recorded.

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

NAYS: None

MOTION CARRIED

**Morgan Residence – Pool House**  
38100 Jackson Road

Jerry Salwan with Paskevich and Associates was present at the meeting. The structure was recently approved at a previous meeting and is still under construction. The homeowners want to add a cabana in the back, which includes a changing room, bathroom, sitting room, and area for pool equipment. The style of the cabana ties into that of the house and the stone, siding, and trim colors will match the existing.

Mr. Kowalczyk reported that the Village Architect approved the plans as submitted.

Mr. Stanard asked if Mr. Kowalczyk had any concerns about the project, and he answered that he did not.

Mr. Buczek made a motion seconded by Mrs. Cooper to approve the pool house at 35 Addison Lane.

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

As there were no other items for discussion, Mr. Buczek made a motion seconded by Mr. Stanard to adjourn the Planning Commission Meeting at 6:56pm.

ROLL CALL:  
AYES: Bolek, Mr. Buczek, Mrs. Cooper, Mr. Janke, Mayor Renda, Mr. Stanard  
NAYS: None  
MOTION CARRIED

Respectfully Submitted:

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Sherri Arrietta, Clerk of Council