

Planning Commission
July 27, 2015
Minutes

The Planning Commission Meeting was called to order by Chairman Stanard at 6:24pm.

PRESENT AT ROLL CALL: Mr. Bolek, Mr. Pogatschnik, Mayor Renda, Mr. Stanard

ABSENT: Mrs. Cooper, Mr. Fritz

Others Present: Dave Strichko, Building Inspector, Rick Loconti, Building Inspector, Aimee Lane, Assistant Law Director, Jeff Filarski, Village Engineer, Sherri Arrietta, Clerk of Council

Mayor Renda made a motion seconded by Mr. Pogatschnik to approve the minutes from the Regular Planning Commission Meeting of May 18, 2015.

ROLL CALL:

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

NAYS: None

ABSTENTIONS: Mr. Bolek

MOTION CARRIED

Mayor Renda made a motion seconded by Mr. Bolek to approve the minutes from the Regular Planning Meeting of June 22, 2015.

ROLL CALL:

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

NAYS: None

ABSTENTIONS: Mr. Pogatschnik

MOTION CARRIED

John Hodgson

37960 Berkeley Lane

Area Variance:

Accessory Structure – Barn

Mr. John Brown, builder, and Mrs. Dinah Hodgson, property owner, were present at the meeting. The applicant is proposing to build a 1200 square foot barn on a 12 acre property which will be used to store the equipment needed to take care of the land. The BZA approved an 880 square foot variance for this barn, just prior to this meeting. There is currently not a house on this lot, but the materials of the barn will match that of the existing houses on the property. Mr. Strichko stated that the Village Architect approved the plans with notes regarding the dormers on the forward side and the window on the rear. Mr. Brown assured the Board that they will comply with those recommendations.

Mr. Bolek made a motion seconded by Mr. Pogatschnik to approve the barn located at 37960 Berkeley Lane contingent upon adherence to the Village Architect's notes.

ROLL CALL:

AYES: Mr. Bolek, Mr. Pogatschnik, Mayor Renda, Mr. Stanard

NAYS: None

MOTION CARRIED

Wheatt Residence

3973 Ellendale

Rear Addition - 3 Season Room

Mr. Fred & Mrs. Linda Wheatt, homeowners, were present at the meeting. Mr. Weatt stated that some changes needed to be made from last month's submittal, which have been done in order to comply with the architect's requirements. The 3-season room will now have a foundation with footers and will all be enclosed which will prevent any vermin or other animals from getting in. Mr. Stanard stated that the Village Architect approved the plans without any notes. Mr. Strichko went through the plans and pointed out the changes that were made, as stated by Mr. Wheatt. He stated that the Village Architect's original concerns were the 2 walls but now there will be a full foundation with a brick veneer, which matches that of the house.

Mr. Bolek made a motion seconded by Mayor Renda to approve the 3 season room addition located at 3973 Ellendale.

ROLL CALL:

AYES: Mr. Bolek, Mr. Pogatschnik, Mayor Renda, Mr. Stanard

NAYS: None

MOTION CARRIED

70 Willow Wood

Kourennaia Residence

Detached garage –

Preliminary discussion

Mr. Dmitri Kourennaia, homeowner was present at the meeting. He stated that he is here for a preliminary discussion about building a detached garage. He stated that he has a small house and would like to have another garage for a third car. It would be a single-car garage about 12 x 22 in size and would be placed on a concrete pad. The only good place for this garage on his property is in the front yard, as shown on the rendering provided. Mr. Kourennaia stated that Mr. Strichko told him that what he is proposing would require a variance. He explained that he would like to place it across the driveway, next to the house (as if it is a continuation of the house) behind the mature trees. It would be the same style and materials as the house; siding, windows, roof, etc. It cannot be placed any further back on the property because there is a pond there.

Mr. Stanard stated that the purpose of this discussion is to determine if there is a better location to put the garage. Mr. Kourennaia stated that the view of the backyard would be completely blocked when sitting on the patio if it were to be placed in the backyard and if it were to be moved any further back in this location, it would be in the pond. He stated that the position he is proposing in the front will have shrubs and flowers in the front of the garage, which he believes will enhance the view.

Mr. Strichko clarified that the variance would be to allow the accessory structure in the front yard because pursuant to our Code, accessory structures cannot be in the front yard. The proposed location has the majority of the structure being placed in front of the building line; per our Code, none of the accessory structure can be in front of the building line.

Mr. Bolek asked if this would be the second accessory structure on this property. Mr. Kourennaia stated that there is a shed in backyard currently to store equipment. The shed is 14 x 20. Mr. Strichko stated that he would still be under the 1,000 sq. ft. allowance with the addition of this proposed garage.

It was suggested to make the pond smaller so that the garage could be moved back therefore eliminating the need for the variance. Mr. Kourennaia stated that he does not want to make the pond substantially smaller. Mayor Renda asked about putting an addition on the current garage. Mr. Kourennaia stated if he did that, it would extend back which will block the view. He stated that he believes that the structure he is proposing blends in to the natural location. Mr. Bolek stated that he understands the issue with the pond but that there probably is not another accessory structure in the front yard so it is not in keeping with the neighborhood. He asked Mr. Kourennaia if he is willing to keep it up and add landscaping, shrubs, etc. Mr. Kourennaia stated that is his intention and he believes that it would not even be perceived as a garage, but instead as a cute little cottage. The view from the street could be obscured more because he intends to continue the row of evergreens that are in front of the house. Mayor Rend stated that she cannot think of another property in the whole village that has an accessory structure in the front yard, therefore it would set precedent. She stated that Council sets rules and puts them into law and he would be asking us to tell Council that you do not have to follow this law. Mayor Renda stated that she needs a very high bar as to why the rules should not be followed. Mr. Kourennaia stated he came here to get advice from this board before moving forward.

There was a lengthy discussion about reducing the size of the pond or reshaping the pond to create space for the placement of the garage without losing any of the size of the pond.

Mr. Stanard stated to Mr. Kourenannaia that there is some hesitancy from this board regarding approval of this variance. He suggested that Mr. Kourennaia look at it again and try to develop any other possible alternatives. Mr. Stanard stated that he cannot say for sure if the variance would be approved or not, but it is always good to obviate the need for a variance. He stated that he thinks it is important to note that the Village Engineer mentioned reducing or changing the shape of the pond, which seems to be the main issue, so rethinking the location may be a good idea.

Mr. Kourennaia asked what the procedure would be if he cannot find another way to do this. Mr. Stanard informed him that if an application is presented to the board and receives a negative vote, the applicant can not come back with same variance application/plan. Mr. Loconti suggested extending the driveway further back and placing the garage back towards the woods so it does not obstruct the view. Mr. Kourennaia stated that he did consider that too, but it will block half of the pond and some of the forest view but stated that he will consider that as another option as well. Mr. Kourennaia thanked everyone for their suggestions.

Discussion

Mayor Renda thanked Mr. Strichko and MBIS for their work to improve the BZA/Planning Commission process. She stated that they did a great job and that we came a long way under their tutelage. Mayor Renda wished Mr. Strichko well.

Mayor Renda welcomed back Rick Loconti as our new Building Inspector. She informed the members that Mr. Loconti used to be our Village Electrical inspector when Mr. Potts was our Building Commissioner and so he has a long history with the Village. At this time, Mr. Mark Kavaris introduced himself as the other new building inspector for the Village, under Mr. Loconti.

Mayor Renda made a motion seconded by Mr. Bolek to adjourn the meeting at 7:09pm.

ROLL CALL:

AYES: Mr. Bolek, Mr. Pogatschnik, Mayor Renda, Mr. Stanard

NAYS: None

MOTION CARRIED

Respectfully Submitted,

Sherri Arrietta, Clerk of Council