

Planning Commission Meeting
June 22, 2015
Minutes

The Regular Planning Commission Meeting was called to order by Chairman Stanard at 7:25pm.

PRESENT AT ROLL CALL: Mr. Bolek, Mrs. Cooper, Mr. Fritz, Mayor Renda, Mr. Stanard

ABSENT: Mr. Pogatschnik

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

Mr. Stanard thought it best to wait to approve the minutes at the next meeting when there would be enough members present that could vote on them.

Smith Residence

36205 Miles

Garage

Mrs. Rebecca Smith was present at the meeting. She stated that she is proposing a 2.5 car garage on the guesthouse for equipment storage. At this time, the members reviewed the plans. Mrs. Smith stated that all materials are the same as the existing; cedar shake (duplicated in hearty board) copper seam, and dark asphalt roof.

The BZA approved the expansion of this non-conforming use structure (guesthouse) and a variance of 736 square feet for this garage earlier this evening.

The Village Architect approved the plans with no notes.

Mrs. Cooper made a motion seconded by Mr. Bolek to approve the garage addition to the guesthouse, located at 36205 Miles Road.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Goldberg Residence

45 Stonewood

Addition

Mr. Mark Cohen, President of Northcoast Architects, was present at the meeting. He stated that the applicant is proposing a 1878 square foot addition along the rear and right portion of the existing home. It consists of a hearth room, storage, and additional garage space. It is setback off the right

property line 39 feet at the narrowest point. The overall footprint of the house with the addition will be just over 5,700 feet, which is within the allowable 12%. The materials and colors will match that of the existing house. Mr. Cohen stated that they will also be doing some work on the front of the home by adding an entry element which will be covered in cultured stone to match the new wainscot that they are putting across the front of the home. He showed the members a sample of the stone.

The Village Architect approved the plans with no notes.

Mr. Bolek made a motion seconded by Mayor Renda to approve the addition located at 45 Stonewood.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

John Hodgson
37940 Berkeley Lane
Lot Split & Consolidation

Mr. Ryan Sanders with Premier Custom Builders, Mr. John Brown, builder, and Mr. John Hodgson, property owner were present at the meeting.

Mr. Stanard asked if the documents that they were waiting on were now complete. Mr. Sanders stated that they are and are as follows: the final plat on the mylar, the homeowners association and the conservation easement.

Mrs. Cannon stated that final form of the of conservation easement has been approved, but if this board approves it, there will need to be two (2) conditions; This board needs to see the final signed conservation easement with all those comments included, and the Village Engineer needs confirmation that all the required documents have been recorded. She stated that because of the way this works, the lot split has to be signed and recorded prior to the conservation easement so based on sequencing, we cannot condition the lot split on the recording of the other documents because the lot split has to go first. Therefore, the condition would be that the lot split be recorded and then the Conservation Easement, Declaration of Covenant Restrictions Easements and the Access Easement so that all the information from the plat can be recorded on the other documents.

Mayor Renda made a motion seconded by Mrs. Cooper to approve the lot split contingent upon the recording of the lot split and including the information from the recorded plat onto the Conservation Easement, Declaration of Covenant Restrictions Easement and the Conservation Easement, located at 37940 Berkeley Lane.

ROLL CALL:

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

NAYS: None
MOTION CARRIED

John Hodgson
37940 Berkeley Lane
Accessory Structure - Pavilion

Mr. Sanders stated that they are withdrawing the request for the garage at this time but would like to still present the pavilion for consideration.

Mr. Ryan Sanders with Premier Custom Builders, Mr. John Brown, and Mr. John Hodgson were present at the meeting. The members looked over the drawings. The pavilion has a restroom and an enclosed space for storage. The cooking equipment can be accessed from the outside of the pavilion.

Mr. Bolek asked about the items that appeared hand-drawn into the plans. Mr. Hodgson stated that they are lights above the storage cabinets. Mr. Bolek questioned the notes on the plans. Mr. Strichko stated that those notes were done by their architect and were present when the Village Architect viewed the plans.

Mrs. Cooper asked about tying into the septic of the home since it is such a long distance. Mr. Sanders stated that it would be accomplished by using a pump.

The Village Architect approved the plans with no notes.

Mrs. Cooper reminded the applicant that the Village does not allow second houses, therefore this should not be used as sleeping quarters. Mr. Hodgson acknowledged that.

Mr. Fritz made a motion seconded by Mrs. Cooper to approve the pavilion located at 37940 Berkeley Lane.

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

Alves Residence
110 Millcreek
Front Porch Addition

Michael Langelier was present at the meeting. He stated that the applicant is requesting to remodel his front porch. The existing porch is very small and the applicant would like something more attractive as well as having a bigger space to sit outside. He provided pictures of the existing house. Mr. Langelier stated that the lot is a non-conforming lot, but it allows front porches to extend into setback, however this porch does extend into the setback so it is not an issue.

The Village Architect approved the plans with no notes.

Mr. Bolek made a motion seconded by Mayor Renda to approve the front porch addition located at 110 Millcreek.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Hunt Residence
200 Meadowhill
Master Suite Addition

Ms. Rebecca Pantuso with Clemens-Pantuso Architects and Ms. Mary Nemec, homeowner, was present at the meeting. Ms. Pantuso stated that the applicant is proposing a rear addition master suite. A sideyard setback variance of 8.5 feet was approved earlier tonight at the BZA meeting for this addition. She stated that all materials will match; siding, brick, windows, and hardware. Ms. Pantuso stated that they want to maintain the existing character of the home.

Village Architect approved the plans with no notes.

Mr. Bolek made a motion seconded by Mr. Fritz to approve the master suite addition located at 200 Meadowhill.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Wheatt Residence
3973 Ellendale
3 Season Room Addition

Mr. Philip Koepf, architect, and Mr. Fred Wheatt, homeowner, was present at the meeting. Mr. Koepf stated that they are proposing to remove the deck shown in the photo and replace it with an enclosed 3- season room, which will be placed on wooden piers. It will be the same size as the existing deck but the location of the stairs will be reconfigured. The intent for the addition is to provide space that can be used more often throughout the year. He stated that they are proposing to place it up off the ground but the Village Architect has suggested that they put on a crawl space foundation, however the budget does not allow for that. Mr. Koepf stated that what they are suggesting to do in lieu of a foundation is to add a lattice screen, which will keep it open while hiding the storage underneath. Mr. Stanard stated that the Village Architect did not approve the plans because of the foundation issue. Mr. Koepf stated that he was unaware that they were not approved. Mr. Stanard asked Mr. Koepf whether or not he received a copy of the reviewed

drawings. Mr. Koepf stated that he received a copy of the set being shown on the screen right now. Mr. Strichko stated that the copy he received was the same one shown on the screen and it was sent to him in a PDF version.

Mr. Stanard read the notes made by the Village Architect, which are as follows:

1. "only two foundation walls would be required to be added"
2. "from an architectural standpoint, the addition should have masonry foundations to match existing"
3. "steps can be on post foundations"
4. "this large of an area under building would encourage vermin and mold"

Mr. Koepf stated that he disagrees with the Village Architects opinion and was not aware that the plans were not approved. Mr. Stanard stated that this board generally regards the Village Architect's comments to the greatest degree possible. He stated that this board likes to be congruent with his understanding and interpretation of Village Code and aesthetics. It is difficult for the commission to be enthusiastic about a drawing that has not been approved.

Mr. Strichko stated that he would like to disagree with Mr. Koepf's statement that he was not aware the plans were not approved because he exchanged emails with him on June 4th and had explained all of this to Mr. Koepf. Mr. Koepf stated that it was not his understanding that the drawings could be approved or disapproved by the Village Architect; the Village Architect is just making a recommendation, which is very different from an actual approval or denial, in his opinion. He stated that he would argue that what he designed is what his client requested and it is not architecturally inappropriate, and he also disagrees with the Village Architect completely as it relates to the ventilation issue.

Mr. Wheatt asked for clarification regarding the need for it to be enclosed with brick. Mr. Bolek stated that he agrees with the concern about the space underneath and he believes that aesthetically, masonry would be more appropriated. He stated that he does however, think there may be other solutions to closing and properly ventilating that space to keep vermin from coming in there. Mr. Bolek stated that he does not think that a foundation wall is the only answer but he believes that their plan needs to be rethought because it is an aesthetic issue. He stated that the openness of that space is so deep, it invites rodents to inhabit it and lattice will not prevent that. Mr. Bolek stated that the Village Architect's notes suggest that more thought needs to go into how to deal with that space.

Mrs. Cannon reiterated that Mr. Koepf he did receive Mr. Kawalek's comments but he did not see the disapproval stamp. Mr. Fritz pointed out on the plan that the disapproval stamp is on there. Mrs. Cannon asked Mr. Koepf if he had any discussions with Mr. Kawalek. Mr. Koepf stated that he did not think it was necessary since he was coming before this board.

Mrs. Cannon informed the applicants that they can withdraw their application in order to discuss it further with Mr. Kawalek. She stated that that this commission is aware of Mr. Kawalek's recommendation and under Village Code, this Commission has the authority to make the ultimate

decision regarding the design criteria. Mrs. Cannon stated that Mr. Bolek's point was that there were other options to address the concerns other than using lattice that can be discussed with Mr. Kawalek.

Mr. Koepf stated that he does agree that raccoons will go under there but they do not do any damage. He stated he believes that enclosing it will actually create more moisture coming up from the ground. Mr. Wheatt stated that he did not realize that space needed to be closed but he lives on a wooded property that is surrounded by wooded properties mostly all owed by him, and his driveway is 350 feet, so no one will see it. He also stated that the property to the north of his has a similar sunroom and does not have lattice. Mr. Wheatt stated that what he is proposing is something that will enhance his property while no one from surrounding properties will even see it. He stated that he does not understand the need for aesthetic approval or the concern over critters since they are all over the area anyway. Mr. Wheatt stated that he appreciates the board allowing them to be here, but he was unaware that there was even an issue with the plans.

Mr. Stanard stated that they are not opposed to anyone enhancing their property. He stated that this board does ask the Village Architect to look at all plans, and to keep them in line with the mandates of the Village Code. If plans are not approved, it is our hope that applicants/architects are willing to work with the Village Architect, Mr. Kawalek, to figure out what could be a better, more appropriate option. Another architect, Mr. Bolek, also weighed in on this and he did not think it was the best idea either.

Mr. Stanard stated that he is not likely to reject it just because the Village Architect said no, but he would assume that he said no because there is an underlying issue which there is with mold, vermin, and moisture, so he stated that he would just want to feel that the applicants have chosen the best option before the board puts a stamp of approval on it. Mr. Stanard stated that he would therefore prefer that they work with the Village Architect to find out another option.

Mr. Wheatt asked if they can come to some sort of agreement, so they can save everyone's time. Mr. Bolek stated that they should have had those discussions with Mr. Kawalek prior to the meeting, when they received the plans, but with that being said that their next step should be to have a discussion with Mr. Kawalek then come back before this board. He stated that there is an aesthetic issue; and the fact that it cannot be seen is not a valid excuse. There is also a practical issue as it relates to safety. He stated that while he agrees with Mr. Kawalek's comments, he does not believe that the foundation wall is the only answer.

Mr. Fritz stated that it is his understanding that there was an email suggesting that he should follow up with the Village Architect. Mr. Koepf stated that he did get the email but he did not understand the process.

The applicant chose to withdraw his application at this time.

Discussion:

Mrs. Cooper thanked Mrs. Cannon for her guidance in the training session earlier tonight. She stated that it is always helpful. Mrs. Cannon stated that she thought it was interesting that they brought up same issue that was discussed about not "seeing" something.

Mayor Renda made a motion seconded by Mr. Fritz to adjourn the meeting at 8:10pm.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Respectfully Submitted,

Sherri Arrietta, Clerk of Council