

Planning Commission
August 22, 2016
Minutes

The Planning Commission Meeting was called to order by Chairman Stanard at 6:00pm.

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

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

Mr. Stanard asked if anyone had any additions or corrections to last month's minutes. Mrs. Cooper stated that since Mr. Kowalczyk was in attendance at the meeting, his name should be listed under "others present."

Mr. Stanard made a motion seconded by Mrs. Cooper to approve the minutes from the Regular Planning Commission Meeting of July 25, 2016, as amended.

ROLL CALL:

AYES: Mrs. Cooper, Mr. Fritz, Mr. Pogatschnik, Mr. Stanard

NAYS: None

ABSTENTIONS: Mayor Renda

MOTION CARRIED

Mr. Bolek entered the meeting at 6:02pm.

Gibson-Lot Consolidation

4040 Chagrin River Road

Proposed consolidation of PPN 913-05-001 and -002

Mr. James and Mrs. Margaret Ann Gibson, owners, were present at the meeting. Mrs. Gibson stated that this is just one step in the process of building on the property they own. She stated that they discovered that in order to do that, their two separate parcels needed to be consolidated. Mr. Kowalczyk stated that the plans were reviewed by the Village Engineer and were approved.

Mr. Fritz made a motion seconded by Mr. Pogatschnik to approve the lot consolidation of PPN 913-05-001 and PPN 913-05-002 (located at 4040 Chagrin River Road).

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Public Hearing – Ordinance 2016-40

Severin/34550 Chagrin Blvd.

Proposed amendment to the Zoning Map of Moreland Hills to change the zoning classification of the property (PPN 912-10-011) from R-B Retail Business District to U-1 Dwelling House District

Mr. Stanard informed the members that this zoning change was actually done in reverse about a year ago, however, since Cru restaurant is going in, the owners have determined that this land will be more usable to them as a residential property. He stated that it was drafted as an ordinance and went to Council on August 10, 2016 where it was placed on First Reading and referred to the Planning Commission.

Mr. Stanard declared the Public Hearing open at 6:05pm.

There was no one present to represent the request, however, Mrs. Lane pointed out that there was a letter of request from the homeowner included in the packet. The Planning Commission also had a preliminary discussion about it last month and tonight commission members will be making a recommendation to Council.

As there was no one present wishing to speak, Mr. Stanard declared the Public Hearing closed at 6:07pm.

Mayor Renda made a motion seconded by Mrs. Cooper to recommend approval to Council of the request to change the zoning classification of the property PPN 912-10-011 from R-B Retail Business to U-1 Dwelling House District, and to amend the zoning map.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Severin Residence

34550 Chagrin Blvd.

New Home

Ms. Corey Ringle with Paskevich & Associates was present at the meeting. She reviewed the plans with the members page by page. She explained that the house will consist of 4 bedrooms and 5 full baths. The materials will be primarily stone veneer and beaded horizontal siding and fiberglass/asphalt roofing shingles with some copper accent roofing. The homeowners are also proposing to build a pool cabana in the backyard, which will be of similar materials used on the main house.

Mr. Stanard stated that he thinks the house is beautiful and he likes the layout.

Mr. Kowalczyk reported that Mr. Kawalek, Village Architect, reviewed the plans with the understanding that it is in the concept stage, so if approved, he will still require full construction documents to be submitted and approved by him. Mr. Filarski stated that he has no concerns at this point but will have more comments once he sees a detailed plan.

Mrs. Lane pointed out that in addition to the house, a pool is being proposed, however she did not see a fence on the drawings. Ms. Ringle stated that the fence is called out in the construction documents which will be provided.

Mr. Bolek asked about the frontage of the home and whether it should be on Chagrin Blvd. or Lancaster Court. Mr. Filarski explained that the original frontage is off Chagrin Blvd. and the private drive is off Lancaster Court. He stated that the way they have it depicted with frontage on Chagrin Blvd is correct and follows suit with the adjacent properties, however they have not discussed an address yet, so he is not entirely sure at this point. Mayor Renda pointed out that the frontage is clearly marked on the plans and there is not enough room on the lot for Lancaster to be the front yard. The lot dictates that it will have to be fronted on Chagrin Blvd. Mrs. Cooper pointed out that the style of the home is in keeping with the Moreland Mews style. Mr. Bolek stated that he believes that it needs to be mapped out; it is just a matter of an appropriate site plan with a declared front and rear yard. Mr. Filarski stated that it is fine how it is laid out now. The drive is not related because there are other corner lots in Moreland Hills where the drive is off the side street, but the frontage is considered on the main road. Mr. Stanard agreed that the drive does not determine the front.

Mr. Fritz made Ms. Ringle aware that the Village code only allows two roof pitches (not including dormers).

Mr. Stanard made a motion seconded by Mr. Fritz to approve the new home located at 34550 Chagrin Blvd, with the following conditions; approval is subject to the parcel being rezoned, receipt of executed access easement approval for the drive off Lancaster Court, permission from Moreland Mews to tie into any utilities necessary, final drawing approval by Village Architect, and site plan approval by Village Engineer.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Minc Residence

4005 Ellendale

Deck Addition

John McAuley with Eagle Landscaping Inc., was present at the meeting. He stated that the homeowners are proposing an elevated deck off the back of house, since there is a walk-out basement below. There is currently a man door off the back of the garage (to the left) that they

want to be able to access the deck from. The man door is also in the process of being changed to a slider. The Village Architect approved the drawings as submitted. Mr. Kowalczyk and Mr. Filarski did not have any concerns.

Mr. Fritz made a motion seconded by Mayor Renda to approve the deck addition located at 4005 Ellendale.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Schoellkopf Residence

85 Windrush Lane

New Deck –

Remove existing stucco balcony and replace with new decking/railing

Mr. David Pfeiffer with Woodland Deck Company was present at the meeting. He stated that the homeowners are proposing to remove the existing stucco balcony on the front of the house (above the garage) and replace with an open railing so that they can have a view of the front yard. It will be the same layout and size as the existing, however the stucco wall will be removed. The Village Architect approved the reconstruction of porch in the same location, but recommended that it should have the same contemporary feeling of the house and suggested they find a better way to integrate the railing system to match the house. Mr. Pfeiffer stated that he has made modifications to the plan since hearing the Village Architect's comments; the caps were removed from the posts to give it a look more consistent with the style of the house. The homeowner was in agreement with this change.

Mrs. Cooper made a motion seconded by Mr. Fritz to approve the new deck located at 85 Windrush Lane.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Feltoon Residence

4355 SOM Center Road

Install two-level deck on back of house with paver patio on driveway level

Mr. John Peterson with Exscape Designs was present at the meeting. He stated that the homeowner is proposing to remove the existing deck all along the back of the house and install a two-level deck right below the kitchen. They are also proposing to install a brick paver patio to the left of

the upper portion of the deck, which is on the first floor (driveway) level. The lower portion of the deck will be accessed from the walk-out basement. The deck will be constructed on the same footprint as the existing deck, however the lower deck portion will stick out a little further (8 feet) than the upper deck portion. Mr. Pfeiffer stated that they will be putting dry decking underneath (vinyl system) with a drainage system for rainwater. The Village Architect approved the plan as submitted. Mr. Filarski did not have any comments.

Mr. Stanard made a motion seconded by Mrs. Cooper to approve the deck located at 4355 SOM Center Road.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Hajdu Residence

38885 Chagrin Blvd.

Rear Addition, siding

Mr. Sandor Hajdu, homeowner, was present at the meeting. He stated that he just bought the property through a short sale and that it needs a lot of work. He is proposing to replace the existing cedar siding with synthetic stucco and build a small addition on the back of the home. The house also has brick siding that he would like to replace in the next year. The cedar siding is in bad shape, however, the cedar siding in the back of the house will be replaced next year and not as part of this project. He stated that for this portion of the project, he is requesting to replace cedar in front of house with stucco and build the new addition which will have stucco siding.

Mr. Kowalczyk stated that the Village Architect commented that the new addition should blend with the existing structure and that the existing materials should be incorporated into the new addition. Mr. Stanard stated that he understands that Mr. Hajdu does not like the current cedar and brick siding and is therefore planning to replace it all. He stated that the Village Architect does not want three different sets of siding, however, Mr. Hajdu has intentions of replacing it all to match.

There was a discussion regarding allowing Mr. Hajdu to proceed with the replacement of only a portion of the cedar siding with stucco siding.

Mr. Fritz stated that he has some reservations about allowing him to do this in steps and asked how it could be guaranteed that he will complete the replacement of all the siding. Mrs. Lane stated that approval from this body is good for one year, so if the work is not done, he would have to come back before planning, however, Mr. Hajdu would have to amend his application to include the replacement of the siding on the back of the house. Mr. Kowalczyk stated that the permit also

binds Mr. Hajdu to completing the work within one year and if not done, there could potentially be legal action taken.

Mr. Hajdu agreed to amending his application to include the replacement of the back siding and stated that he was comfortable with the one-year time frame.

Mr. Pogatschnik made a motion seconded by Mr. Stanard to approve the rear addition & deck and replacement of the cedar siding with stucco siding on the front and back of the house, located at 38885 Chagrin Blvd.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Discussion

Mr. Bolek and Mr. Filarski had a discussion regarding the frontage of properties.

Mayor Renda made a motion seconded by Mrs. Cooper to adjourn the meeting at 7:01pm.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Respectfully Submitted,



Sherri Arrietta, Clerk of Council