

**VILLAGE OF MORELAND HILLS
ROADS AND SAFETY COMMITTEE
MEETING MINUTES
April 2nd, 2019**

Members Present:

Councilman Steve Richman (Chair)
Councilwoman Monica Sturgis
Mayor Susan Renda
Lt. Todd Dietzel
Service Dir. Ted DeWater
Village Eng. Jeff Filarski

Meeting called to order by Councilman Richman at 8:05 A.M.

Quorum established and meeting minutes from previous meeting (March 5, 2019) were approved, as amended to correct an inadvertent error. Revised March, 2019 minutes are attached.

POLICE DEPARTMENT UPDATE (by Lt. Todd Dietzel):

- Taser Certification Training was completed at a cost of \$1,300. The certificate/training is required for officers using Tasers.
- Police Dept. is moving forward with purchase orders for the 4, new, “*Watchguard*” in-car video systems and the new police vehicle budgeted for in 2019.

VILLAGE ENGINEER UPDATE (by Village Engineer Jeff Filarski):

- **2019 Road Program:** The Village will be advertising for bids this week, and it is anticipated that the lowest and best bid selected (after receipt/opening/review of the bids) will be presented for approval by Council at May Council Meeting.
- **South Woodland Slide:** Final Plans have been submitted to ODOT. Engineer Filarski guestimates commencement of project in late summer. (ODOT review/approval process and then bid process will occur between plans submittal and job commencement). Committee will be advised of further developments.

SERVICE DEPARTMENT UPDATE (by Service Director Ted DeWater):

- **Drainage:** Service Department personnel will begin cleaning debris this spring.
- **Wheel Loader Replacement:** Total cost of new Wheel Loader will be \$161,674. The old vehicle will be placed on Govdeals.com with a \$45,000 minimum. If minimum not reached, Service Dept. will seek the best trade-in deal possible on the old vehicle
- **Other Vehicle Repairs/Equipment:** Other than the old Recycling Truck and Wheel Loader being replaced, there are no major breakdowns/repair issues to report.

MISCELLANEOUS (by Service Director Ted DeWater):

. **Road Salt:** Due to the low snowfall this year, only about half of the approximately 3,000 tons of road salt on hand at the beginning of last year were utilized. Consequently, only approx. 1,000 tons will need to be ordered this year.

Having no additional business to discuss, the meeting adjourned at 08:18.

Next scheduled meeting: April 30, 2019 at 8:00 A.M.

The Village of Moreland Hills
Minutes of the Facilities Committee Meeting

April 2, 2019

Call to Order: The meeting was called to order by Chairperson, David Emerman at 8:30 am.

Attendance: The following members of the Facilities Committee were present: David Emerman, Chairperson; Mayor Susan Renda; Dan Fritz, Councilman; Ted DeWater, Service Director; Jeff Filarski, Village Engineer. Lt. Todd Dietzel; Steve Richman, Councilman; and Mr. Orsini, resident were also present.

Minutes of Previous Meeting: Upon motion by Mr. Fritz, seconded by Mayor Renda, the minutes of the March 5, 2019 facilities meeting were unanimously approved.

Building Maintenance:

- 1) **Police and Village Hall Renovation Updates:** Mr. DeWater reported that Sander Contracting is on pace to complete the renovation work by the end of April with punch list items to follow. Poor weather had caused a few delays. Additionally, over the weekend, rainwater leaked into the police building through unsealed vent stacks. Sander was addressing the issue the morning of April 2. The rainwater caused about \$700 in damage to police manuals.

Mr. DeWater also reported that the village awarded the concrete repair job to Miller Concrete. The job will include work around the storage building, police building (addon work), and walkway.

- 2) **Overhead door replacement/Service garage wash bay (update):** Mr. DeWater reported that the Village received three quotes to replace the wash bay garage door. Doormaster's quote was the lowest at: \$10,791. Mr. DeWater made a motion, seconded by Mayor Renda, that the facilities committee recommend to council that the Village award the wash bay door job to Doormaster as the lowest of three quotes. The motion passed unanimously.
- 3) **Carpeting- Police Facility:** Mr. DeWater reported that the Village received three quotes for the flooring work in the police building. Burton Carpeting was the only complete bid package at \$25,147.85. Burton Carpeting's line items were comparable to the other two incomplete bids. Mayor Renda made a motion, seconded by Mr. Fritz, to recommend to council that the Village award the police building flooring job to Burton Carpeting. The motion passed unanimously.

- 4) **Repair trim boards- service facility:** Mr. DeWater reported that the Village requested four bids to repair the trim boards at the service facility building. The Village received two bids back. Gridiron Guys Construction was the lowest bid at \$14,575. Mr. DeWater made a motion, seconded by mayor Renda, that the Facilities Committee recommend to Council that the Village award the trim board repair work to Gridiron Guys Construction as the lowest bidder. The motion passed unanimously.

Utilities

- 1) **Plant & Pump Station updates:** Mr. DeWater reported that all plants and pump stations are running as designed. The service department started doing spring cleanup over the past few weeks, which should be wrapped up by the end of the month.
- 2) **2019 Sewer Inspection & Cleaning Program:** Mr. Filarski reported that the Village received two bids for the 2019 Sewer Inspection and Cleaning Program. Diversified Infrastructure Services was the lowest bid at \$147,275. Mr. Emerman made a motion, seconded by Mr. Fritz, that the Facilities Committee recommend to Council that the Village award the 2019 Sewer Inspection and Cleaning job to Diversified Infrastructure Services. The motion passed unanimously.
- 3) **Board of Health HSTS Abandonment Orders:** Mr. Filarski indicated that there was nothing to report on this topic.
- 4) **Sewer Connection fee (931.06) Discussion:** Mr. Orsini (resident) stated that he received an abandonment order from the Cuyahoga County Board of Health for two Moreland Hills properties that he owns. He described the difficulty put on residents who need to tie in to the sewers without a lot of notice from the Health Department. He asked about the possibility of delaying the connection. The Committee then discussed whether the Village can or should defer, waive, or finance the tap in fees, which are approximately \$9,300. Mr. Fritz asked what other communities do. Mr. Filarski stated that communities in the area are split on whether require the tap in fees up front or to allow for financing. Mayor Renda stated that she will follow up with the Village Treasurer, Mr. Shah to help the Village evaluate its options.

Parks & Greenspace: Mayor Renda stated that the first Parks and Greenspace meeting will be on April 10.

Miscellaneous Business & Updates:

- 1) **Portable Generator Replacement (update):** Mr. DeWater reported that the service department requested two quotes from Caterpillar and Cummings through the state

contract to replace the portable generator. A NOPEC grant (\$13,500) maybe available for the generator replacement.

- 2) Mr. DeWater reported that the service department borrowed a tool from Mayfield Heights needed to clean and repaint the fire hydrants. The work is 50% done. Borrowing the tool has resulted in a cost savings of approximately \$4,000 (when compared to the costs of renting the equipment or contracting out the work). Mr. DeWater suggested that the Village replace the brushes on the equipment before it is returned to Mayfield Heights because the Village's use of the equipment will consume about 1/3 of the useful life of the brushes. The replacement cost of the brushes is approximately \$2,700. A motion was made by Mr. DeWater, seconded by Mayor Renda, that the Facilities Committee recommend to Council that the service department purchase new brushes for the borrowed equipment. The motion passed unanimously.

Adjournment: The meeting adjourned at 9:15AM.

The next facilities meeting will be April 30, 2019 @ 8:30 a.m.



SERVICE DEPARTMENT

2019 Police Facility Flooring Replacement

- 1) A motion to authorize the Mayor to allow Burton Carpet Shoppe to replace vinyl flooring and carpet throughout the Police Facility at a cost of \$25,147.85. The Facilities Committee has recommended moving forward with the repair because Burton Carpet Shoppe provided the best all-inclusive quote to complete the work required.

Comments:

Council Vote: Yes 6 No 0

Clerk of Council Signature: Shirley DeWitt

Date: April 10, 2019



SERVICE DEPARTMENT

2019 Service Department Overhead Garage Door Replacement

- 1) A motion to authorize the Mayor to allow Doormaster to repair/replace the Washbay Overhead Door in the Service Facility, at a cost of \$10,791.00. The Facilities Committee has recommended moving forward with the repair because Doormaster provided the best quote to complete the work.

Comments:

Council Vote: Yes 6 No 0

Clerk of Council Signature: Jim Skutts

Date: April 10, 2019



SERVICE DEPARTMENT

2019 Service Department Trim Repair/Replacement

- 1) A motion to authorize the Mayor to allow Gridiron Guys Construction to repair/replace trim on the Service Facility and cover with aluminum coil at a cost of \$14,575.00 The Facilities Committee has recommended moving forward with the repair because Gridiron Guys Construction provided the best quote to complete the work.

Comments:

Council Vote: Yes 6 No 0

Clerk of Council Signature: Jim DeWitt

Date: April 10, 2019



SERVICE DEPARTMENT

2019 Concrete Repairs on the Village of Moreland Hills Complex

- 1) A motion to authorize the Mayor to allow Miller Brothers Concrete to perform additional concrete repairs on the Village of Moreland Hills Complex. Repairs include the removal and replacement of steps and landing to the Police Facility northern entrance and the addition of a heat melt system to the Village Hall sidewalk, as recommended by the Facilities Committee at a cost of \$11,570.00

Comments:

This would bring Miller Brothers total project cost to \$37,711.40
The next closest contractor was \$60,700.00

Council Vote: Yes 6 No 0

Clerk of Council Signature: Jim Dutton

Date: April 10, 2019



SERVICE DEPARTMENT

2019 Plug Hug brush replacement

- 1) A motion to authorize the Mayor to allow the Service Director to replace the wire brushes on the Plug Hug tool that was borrowed from Mayfield Heights this spring to clean the fire hydrants and prepare them for paint at an approximate cost of \$2970.00. Facilities Committee has recommended approval.

Comments:

Council Vote: Yes 6 No 0

Clerk of Council Signature: Sm. Deuta

Date: April 10, 2019

Board of Zoning Appeals Public Hearing April 1, 2019

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

ROLL CALL

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

ABSENT: None

Others present: Paul Kowalczyk, Building Commissioner; Aimee Lane, Law Director; Theresa Dean, Assistant Clerk

Mr. Buczek made a motion seconded by Mrs. Cooper to approve the minutes from the December 3, 2018 Board of Zoning Appeals Public Hearing.

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

NAYES: NONE

ABSTENTIONS: Mr. Stanard

MOTION CARRIED

Mr. Buczek made a motion seconded by Mayor Renda to approve the minutes from the December 11, 2018 Special Board of Zoning Appeals Public Hearing.

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

NAYES: NONE

ABSTENTIONS: Mr. Bolek, Mrs. Cooper

MOTION CARRIED

Markey Residence - Fence/Wall Privacy Screening

40 Addison Lane - sub lot 6A

Mrs. Lane swore in those wishing to speak on this application. Chairman Stanard opened the Public Hearing at 6:03 pm.

Architect Brian Kauffman of AODK, Inc. and Larry Bloch, Larry Bloch Builders, were in attendance to present the application.

Mr. Kauffman said they are trying to maximize the potential of the lot, as it has a tight building envelope when considering its shape and the hillside at the rear of the property. He described the floor plan of the proposed new dwelling, pointing out a main living area and a separate master suite that is connected by a gallery space. The master suite is located on the ground floor and situated to take advantage of the lot. Separating the master suite from the remaining living space also allows them to get as much southern exposure as possible into both areas. There is also an office in the master suite wing, and Mr. Markey works from home. The proposed fence/wall will create a space outside the master suite and office that has the feel of a courtyard while allowing light in but still offer privacy without having to have blinds drawn all day. The house is set up slightly on a plinth, and combined with a low planter wall around the exterior, the master suite should have the feel of sitting in a garden space. The screening structure will be a metal frame filled with two-inch wide wood slates; one section will be a solid wall. The client is open to adding vegetation and tall bushes on the outside to soften the look.

Mr. Kauffman distributed additional colored renderings of what will be the patio area created by the privacy screening and added that the reason for requesting the nine-foot, six-inch height is because the house already sits up two-feet, six inches from grade. From the inside, the privacy screening will appear to be about seven feet high.

As there was no one else in the audience who wished to comment, Mr. Stanard closed the Public Hearing at 6:10 pm.

Mr. Stanard asked for clarification of the site layout. Mr. Kauffman pointed out how the main house was separated from the master suite area by a wedge-shaped outdoor living area. He pointed out where the proposed privacy screening will be located and how it provides privacy for the master bedroom, bath, and home office. The master bath will feature a Japanese-style soaking tub, so the screening will also help create a spa-like feel.

Mr. Bloch said they have been in touch with neighbors Matt Gile and Jerry O'Dwyer, both of whom are in favor of allowing the screening. Clive Grannum, the neighbor who will be building at sub lot 7, was in attendance and said he is in favor of the design.

Mr. Stanard asked for clarification of the overall side length of the master suite wing, and Mr. Kauffman described the dimensions of each section of the barrier, as it is broken up in places by open spaces. Mr. Stanard confirmed there are no issues with the side-yard setback.

Mr. Bolek asked if the proposed screening could be viewed as an architectural element for the house itself rather than a separate wall or fence. Mr. Kowalczyk replied that it is not attached to the house, and there is nothing in the Code that specifically speaks to this type of structure as a building element. Mr. Bolek also said it appears the screening is very close to the wall of the house and asked if that is what the client expects. Mr. Kauffman replied that it sits 12'6" from the house and will allow for a small fountain and room to place a lawn chair. Mr. Bolek asked about the materials to be used. Mr. Kauffman said a portion of the screening will be a solid stone wall, and the rest will be a black steel frame filled with cedar slats. He expects the slats will be two-inches wide and be spaced two inches apart, and they may be installed at a slight angle.

Mr. Kowalczyk added that, if the screening wall was considered to be an architectural element of the house, it would impact the setback requirement. Mrs. Lane read the definition of "Fence" as it appears in the Code and noted that it is a broadly-worded definition.

In response to a question from Mr. Stanard, Mr. Kauffman said the surface of the outdoor seating area created by the screening would be river rock and large pavers.

Mr. Stanard reminded the Board that this variance request pertains only to the screening wall. There are also potential engineering issues for a proposed walkway and patio that will be downhill and behind the main dwelling, but that will be addressed separately.

Mrs. Cooper asked why the screening needs to be nearly ten feet high and asked if the same effect could be achieved with greenery. Mr. Kauffman replied that the interior floors, when finished, will sit at least two feet above grade, so a shorter fence and wall would not offer the desired privacy. However, they are certainly open to adding greenery to soften the look. He also clarified that the measurement of nine feet, six inches is from grade, and the floor of outdoor living space sits up approximately eighteen inches from grade.

Mr. Bolek commented that the screening is proportional to the home. Mrs. Cooper said architectural features are a bigger selling point for her than privacy concerns. Mr. Janke agreed with Mrs. Cooper, adding that he would rather see trees along the exterior, as he does not think this is a privacy hardship.

Mrs. Cooper reviewed the dimensions of the screening with Mr. Kaufman, clarifying that there is a ten-foot open space between the two side screening sections. Mr. Bolek said that, as designed, the screening element feels right. If it felt more like a fence rather than an integrated part of the home design, he would not support it. He did, however, reiterate that the materials used need to have a connection to those used on the house. He added that the open section helps balance the impact of the solid wall that is part of the overall screening. He would be in favor of added vegetation along the outside of the wall and said that the architect should strive for 50% openness as much as possible in the other sections.

Mr. Stanard asked Mrs. Lane to summarize the Findings of Fact: owner Randolph Markey has submitted a variance request from Section 1345.03 for sub lot 6A Addison Lane, proposing a privacy wall with a dimension of nine feet, six inches (9'6") in height, portions of which are 100% closed. This results in a requested height variance of five feet, six inches (5'6"). The applicant completed the questions required by Code to determine if there is practical difficulty. Mrs. Lane would incorporate those responses in the record (Appendix A) with the following additions:

Question 3. "Is the variance substantial and is it the minimum necessary to make possible the reasonable use of the land or structures?" The applicant replied, "No, it is not substantial and could be easily buffered with landscaping on the neighbor's side." Mrs. Lane would add that the wall is in proportion to other architectural features of the house.

Question 9: "Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting a variance?" Mrs. Lane would add that, though there are portions of the wall that are completely closed, there are also portions that are completely open.

Mrs. Cooper made a motion seconded by Mr. Bolek to approve the Findings of Fact.

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

Mr. Bolek said he did not feel the proposed wall is an unusual design element. It is doing what other elements of the design are doing in defining space.

Mrs. Cooper made a motion seconded by Mr. Bolek to approve a five-foot, six-inch (5' 6") height variance for the privacy screening wall and a variance from the requirement that fences be at least 50% open for the section that will be 100% closed at 40 Addison Lane, sub lot 6A. The approval is contingent upon materials for the screening matching those used on the house.

AYES: Mr. Bolek, 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. Janke to adjourn the Board of Zoning Appeals meeting at 6:36 pm.

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

Respectfully submitted,

Theresa Dean, Assistant Clerk

Board of Zoning Appeals Area Variance Application Supplemental Information

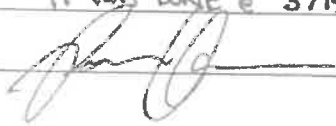
Application for property located at: SUBLOT 6A ADDISON LANE

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? PARCEL IS MORE CONFINED BECAUSE OF SHAPE OF LOT & HILLSIDE PROTECTION LINE
2. Will the property in question yield a reasonable return or can there be any beneficial use of the property without the variance? YES
3. Is the variance substantial and is it the minimum necessary to make possible the reasonable use of the land or structures? NO IT ISNT SUBSTANTIAL & COULD BE EASILY BUFFERED WITH LANDSCAPING ON THE NEIGHBORS SIDE.
4. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer substantial detriment as a result of the variance? NO, SIMILAR SCREENING APPROACHES EXIST AS INTEGRAL PARTS OF OTHER HOUSE DESIGNS IN CHAGRIN BLUFFS. THE QILD DE SAC IS WELL SUITED FOR THE ARCHITECTURAL ELEMENT
5. Would the variance adversely affect the delivery of governmental services, such as water, sewer, or trash pickup? NO
6. Did the property owner purchase the property with knowledge of the zoning restrictions? YES
7. Do special conditions or circumstances exist as a result of the actions of the owner? NO
8. Can the property owner's predicament feasibly be obviated through some method other than a variance? CURTAINS COULD BE PLACED AT THE WINDOWS, BUT THE DESIRE IS TO ALLOW LIGHT & LANDSCAPE TO BE INTEGRATED INTO THE MASTER BATHROOM FOR A SPA-LIKE FEEL &
9. Would the spirit and intent behind the zoning requirement be observed and substantial justice done by granting a variance? NO, STONE PLANTER WALL IS LESS THAN 18" HIGH & SCREEN WALL ABOVE WOULD BE 50% OPEN. WERE JUST ASKING FOR SOME ADDED HEIGHT SO INTERIOR PRIVACY CAN BE ACHIEVED ENCLOSING A MEDIAN COURT TYPE SPACE FOR THE OFFICE
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? NO
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? I DO BELIEVE OTHER HOMES IN MORELAND HILLS HAVE THIS TYPE OF SCREENING. IT WAS DONE @ 37150 JACKSON RD.

Signature



Date

03.18.2019

PLANNING COMMISSION MEETING

April 1, 2019

Chairman Stanard called the Planning Commission Meeting to order at 6:36 pm.

ROLL CALL

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

ABSENT: NONE

Others present: Paul Kowalczyk, Building Commissioner; Aimee Lane, Law Director; Theresa Dean, Assistant Clerk

Mr. Buczek made a motion seconded by Mayor Renda to approve the minutes from the March 4, 2019 Planning Commission meeting.

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

NAYES: NONE

ABSTENTIONS: Mrs. Cooper

MOTION CARRIED

Markey Residence - New Dwelling

40 Addison Lane, sub lot 6A

Architect Brian Kauffman, AODK, Inc., and Larry Bloch of Larry Bloch Builders were in attendance.

Mr. Kauffman began by saying that he has been in touch with Village Engineer Jeff Filarski, as their site plan is preliminary in nature. However, a detailed plan is in process. He knows that a proposed walkway and deck to be located down the hill at the rear of the property will be treated as a separate issue and will need additional analysis and review.

Mr. Kauffmann reviewed the renderings and floor plans for the proposed new home. He said his client wanted something that fits a contemporary lifestyle but also likes the idea of a gabled house, so they have incorporated gables with a 12/12 roof pitch in several areas. The exterior of the home will feature natural materials, and they plan to use cedar siding that will be either stained dark or sealed using the Shou Sugi Ban burn method. They may add furring strips to give the siding more dimension. The interior of the home will feature light oak. Stone will be used throughout, and steel will be used to counterbalance the natural materials.

A gallery with high windows connects the main living quarters of the house with the separate master suite and office wing. There are additional bedrooms on the second floor of the main structure and above the garage. The interior is open but designed with elements to create a subtle separation between spaces. Large windows will take full advantage of the views and surrounding vegetation.

The Building Commissioner had no comments or concerns, and he reported that the design was approved as submitted by the Village Architect. However, as previously noted, there are concerns about the site plan, so any approval would be contingent upon final approval by the Village Engineer.

Mr. Bolek asked how they plan to terminate the rake of the building while still keeping a clean termination between the roof and wall. He did not feel a heavy fascia board would work with the design. Mr. Kauffman said they are looking at options, including a way to lap the standing seam roofing material over the roof's edge. They are also working through how to vent the attic space using very thin soffits.

Mrs. Cooper said the design beautifully integrates the materials with the outdoors.

Mr. Bolek made a motion seconded by Mr. Buczek to approve the application for a new dwelling at 40 Addison Lane, sub lot 6A, contingent upon final Engineering approval.

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

NAYES: NONE

MOTION CARRIED

Grannum Residence - New Dwelling

20 Addison Lane, sub lot 7

Homeowner Clive Grannum was in attendance with Larry Bloch and Brian Kauffman. Mr. Kauffman reviewed the renderings and floor plans and narrated a 3-D fly-through video of the proposed new home. This is also a contemporary home, and the living spaces are designed to get as much light as possible from the south-facing orientation of the rooms. The exterior of the home features thicker horizontal banding of materials; this will allow gutters to be integrated into the design. The roof line is high enough to bring glass almost all the way around the interior to allow light to flow into the home, and stone and wood will be featured throughout. Large doors will open onto the pool area and allow for cross-ventilation. A large interior stone fireplace creates separation for the master bedroom area. Either cedar or longboard siding to look like cedar will be used on the exterior. The flat rubber roof will incorporate internal gutters.

Mr. Kowalczyk said a fence will be required around the pool. He reported that the Village Architect approved the plans as submitted and that the Village Engineer is working with the architects on the site plan.

Mr. Bolek commented to say this is a great design and incorporation of materials, unlike some projects the Planning Commission has seen that do not demonstrate the same thought to composition.

Mr. Stanard reminded the Planning Commission that approval will be contingent upon final engineering review.

Mr. Bolek made a motion seconded by Mr. Buczek to approve the new dwelling at 20 Addison Lane, sub lot 7, contingent upon final Engineering approval and the addition of fencing around the pool.

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

Furdal Residence - Addition and Renovation
10 Hemlock Lane

Homeowner Amber Furdal was in attendance with her father, Ken Ashba, who is also a contractor.

Ms. Furdal said the house was built in the 1960s; she moved in in 2016. She is proposing a substantial remodel that will revise the interior and add significant square footage with a rear addition and an addition on the east side for a master suite. She pointed out on the displayed floor plans how the interior will change and become more open-concept than it currently is. The home currently has one-and-a-half baths; the renovation will add a master bath and extra guest bath. They will also add to the garage to make it a true two-car garage.

Mr. Kowalczyk said there is an area variance issue that will need to be resolved, as the addition will go beyond the rear setback line. There was a delay in getting the site survey, which Ms. Furdal just received today. Therefore, any approval will be contingent upon receiving an area variance at the next Board of Zoning Appeals meeting. Mr. Ashba described the home's proximity to surrounding properties, noting that the topography and trees shield much of Ms. Furdal's home from the neighbors.

Mr. Kowalczyk added that the plans were approved by Village Architect Richard Kawalek with the recommendation that the appearance of the house would be approved if the roof massing was reduced on the front left elevation. Ms. Furdal said her architect has made that change and that it did not, as initially suspected, negatively impact the addition of a bathroom in that area; she will submit those new drawings.

Mr. Bolek said they have done a nice job bringing the composition of the existing and new elements together. He concurs with Mr. Kawalek's comment about the roof massing and also feels a window at the front left elevation is tight to the corner board and that the eave in that area could be lowered for a better appearance.

There was no report from the Village Engineer, though Mr. Kowalczyk said he would consult with Mr. Filarski regarding the survey.

Mr. Stanard said the Planning Commission can approve the project contingent upon receipt of an area variance.

Mr. Bolek made a motion seconded by Mr. Buczek to approve the addition and renovation at 10 Hemlock Lane contingent upon the Board of Zoning Appeals granting an area variance for the rear setback and the submittal of revised drawings for the east façade elevation to show the new roof condition and window placement.

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

Marks Residence - New Dwelling
55 Old Farm Road

Larry Bloch and architect Joseph Matava were present to propose a new dwelling at 55 Old Farm Road. The home will be located on a vacant lot at the end of the cul-de-sac. The new home will be set far back into the heavily wooded, mature landscape. The house that previously occupied this site sat approximately in what will be the front courtyard space of the proposed home.

Mr. Matava described the design as being of a loose, playful New England style. It will feature stone, cedar shake, and have a one-point-five story appearance.

Mr. Kowalczyk said this is a revised design that has been approved by Mr. Kawalek. The original plan had several problems, but these have been resolved prior to tonight's meeting. Specifically, the original design included multiple roof pitches that have been corrected to ensure they are in line with Code requirements. A detached garage in the front yard was originally proposed; it is now connected. Finally, a comment from Mr. Kawalek that two feature windows on the front of the home should both be round, versus a round window and an oval window, has been addressed so that both windows will be round.

Mr. Kowalczyk said that the revised site plan was submitted today, and Mr. Filarski's review indicates that a Conditional Use Certificate will be required to allow the driveway to cross a riparian area on the site. Mr. Matava said there was a misunderstanding by his civil engineer on the definition of a creek, and his office has been in contact with Mr. Filarski to work through those problems.

Mr. Stanard noted that any approval would be contingent upon the Village granting a Conditional Use certificate, and the applicant will need to return to the Planning Commission and Council for that application.

Mrs. Cooper made a motion seconded by Mr. Buczek to approve the new dwelling at 55 Old Farm Road contingent upon final Engineering review and approval and the applicant receiving a Conditional Use Certificate to construct a driveway across the riparian area.

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

Mr. Bolek said he was very happy with the quality of the applications at this meeting. They were all well-presented and complete.

As there were no other items for discussion, Mr. Buczek made a motion seconded by Mayor Renda to adjourn the Planning Commission meeting at 7:14 pm.

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

Respectfully submitted,

Theresa Dean
Assistant Clerk