

Planning Commission
January 25, 2016
Minutes

The Planning Commission Meeting was called to order by Chairman Stanard at 6:23 pm.

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

Others Present: Rick Loconti, Building Commissioner; Jeff Filarski, Village Engineer; Aimee Lane, Law Director; Sherri Arrietta, Clerk of Council; Theresa Dean, Assistant Clerk

Mayor Renda made a motion seconded by Mr. Fritz to approve the minutes from the Regular Planning Commission Meeting held on November 23, 2015.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Mayor Renda made a motion seconded by Mr. Bolek to amend tonight's agenda to include the lot split for Mr. Jason Friedman's property at 551 Chagrin Boulevard, sub lot 5.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

551 Chagrin Boulevard
LOT SPLIT for S/L 5

Mr. Dennis Nevar, attorney with Kenneth J. Fischer Co., L.P.A., and Jason Friedman, owner, were present at the meeting. In 2008, the previous owner of the property at 551 Chagrin proposed a seven-lot plat for development. The plat was approved but the project did not move forward. Mr. Friedman agreed to buy and develop the property approximately six months ago and decided to subdivide the ten-acre lot at the back of the subdivision into two five-acre lots, creating a total of eight lots in the subdivision. Sub lot 5 is the lot upon which Mr. Friedman intends to build his personal home.

Mr. Stanard asked if Mr. Filarski sees any issues with this lot division from the standpoint of satisfying engineering requirements. Mr. Filarski replied that there are no issues.

Mrs. Lane confirmed that the prior approval of the seven-lot plat was transferable to Mr. Friedman as the new owner.

Because the original project to develop seven lots at this address did not move forward, the parcel is still recorded as a single lot with the county. A variance has been approved by the Board of Zoning Appeals to enable Mr. Friedman to move forward with construction of his personal home, and it is recommended that a temporary three-parcel lot split be approved and recorded until such time as Lily Lane is dedicated and Mr. Friedman returns with his final eight-parcel subdivision plan.

Mr. Fritz made a motion seconded by Mr. Stanard to approve the three-parcel lot split designating sub lots A, B and C at 551 Chagrin Boulevard.

ROLL CALL:

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

NAYS:

MOTION CARRIED

551 Chagrin Blvd
New Dwelling – Jason Friedman

Mr. Friedman expressed his enthusiasm to build his personal home here, as he grew up in this area and established his business nearby, therefore considering this area his home. Architectural renderings were displayed, showing the front and rear elevations of the proposed home. Mr. Friedman stated that the property is unique, backing on to the Chagrin River with unobstructed views of the river into the Metroparks. It is a secluded and private site, with the rear of the home visible only to anyone walking on the trails. A set of preliminary plans has been submitted and approved by the Village Architect with a request for a second review once construction documents are finalized. Mr. Friedman indicated that his architect, Scott Dimit, was in attendance and that Mr. Dimit's office was completing the construction drawings so they can come back within thirty to sixty days to apply for a permit. It was noted that Long Meadow Lane is listed as the street name on the drawing, but Mr. Friedman clarified that the new name for the street will be Lily Lane. Mr. Friedman pointed out that the home appears to be a ranch from the front but a two-story home from the rear; this is due to the slope of the land. Mr. Fritz asked Mr. Loconti if he was concerned that the cantilevered section of the home created a risk for moisture or vermin, as this was a concern for another resident who proposed a cantilevered design in 2015. Mr. Loconti responded that he wished to hold off on comments until he can review finalized construction drawings. Mr. Friedman and Mr. Dimit replied that the cantilevered portion of the design would be protected and no deeper than approximately six feet. Mr. Stanard asked Mr. Filarski if he had any concerns about the site map and location of the home on the parcel. Mr. Filarski indicated that storm water management in this subdivision would be handled slightly differently than has been done with other subdivisions. Instead of storm water management basins, this site will utilize bio-retention, swales, and other best-management practices. This is being done due to the very permeable soil at the site and will be required both within the right of way and in each individual lot. Mr. Friedman's lot is proposed to include a drive of porous pavers with stone underlayment as well as biofilters at the back of the lot. As to the hillside, the proposed site does encroach a few feet into the required set back but can easily be adjusted. Mr. Filarski also indicated that Mr. Friedman's engineers are working with the Health Department regarding septic permits, and there are no anticipated problems with delivery of utilities. Mr. Friedman noted that city water is being brought in from Chagrin Falls, extending from

Bentleyville Road to the subdivision. This work will be happening simultaneously with the subdivision improvements, and each individual lot in the subdivision will have its own septic system.

Mr. Bolek offered preliminary comments on the design of the house, stating that his only concern was what may be the perceived notion that it does not fit the character of the surrounding homes in the Village. However, he feels that the design is nicely done and will add to the quality and value of the house. Mrs. Cooper asked if the intention was that other homes in the Chagrin Bluffs subdivision were to be of contemporary design. Mr. Kawalek indicated that our code discourages "excessively dissimilar" houses and the Village may be, in effect, creating a covenant that remaining homes in the subdivision be of a similar style – in this case, contemporary, as Mr. Friedman's home is the first to be built. This should not create a conflict with other existing homes in the Village, however, as the development is visually isolated. To reply to Mrs. Cooper, Mr. Friedman indicated that he is drawn to Moreland Hills due to its diversity. He is not going to be building the remaining homes, so the designs will be determined by individual owners. He expressed confidence that future home designs will be complimentary but hopes they will not all look the same.

Mr. Pogatschnik mentioned roof pitch rules; Mr. Friedman indicated that he and his architect are aware of the Village's requirements and do not plan to ask for any variances. The design currently presented is preliminary, but they are fairly close to a final design. Some pitches will be eliminated, and the design will remain creative but not stand out as unusual.

As there were no further questions and tonight's presentation was to be a preliminary discussion only, no motion was required.

Chagrin Valley Country Club
4700 SOM Center Road
Detached Pergola

Mr. Rick Siegfried of RSA Architects was present at the meeting.

As part of the current renovation at the Country Club, most of which is interior, an exterior detached pergola is proposed to create a protected outdoor dining space. The pergola will offer shade, protection from rain, and an atmosphere for weddings and other special events. The design also includes a small retaining wall to create a flat, grassy area in front of the pergola. The pergola will cover a patio that is already present at the site. Mr. Siegfried brought an additional drawing showing a different angle of the pergola design. Mr. Bolek asked for clarification about the design of the trim, railings, and column styles to ensure there is a consistency of design elements. The drawings have been reviewed and approved, and there were no concerns about the project from the Village Engineer.

Mr. Bolek made a motion seconded by Mr. Pogatschnik to approve the pergola at the Chagrin Valley Country Club at 4700 SOM Center Road.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

70 West Juniper – Elk Residence
Front Porch

Mr. Eric Newland of Newland Developments, LLC was present at the meeting.

Mr. Newland stated that the homeowner, Mr. Elk, needs to replace settling steps and uneven pavers and wants to use this opportunity to update and expand his entryway. He is looking to combine existing rooflines, add a contrasting stone element, and extend a covered entryway toward the drive. Mr. Stanard viewed a photo brought in by Mr. Newland showing existing conditions at the site. There is currently some overgrown landscaping that will be corrected with the addition. The architectural drawings as submitted have been approved by the Village Architect. Mr. Filarski has no engineering concerns about the project. Mr. Newland also brought in samples of the stone to be used in the project and pointed out how the colors in the stone tie together all elements of the overall design.

Mayor Renda made a motion seconded by Mrs. Cooper to approve the front porch at 70 West Juniper Lane.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

10 Old SOM Lane– Oliva Residence
Rear Porch

Todd Oliva, the homeowner, and Eric Newland of Newland Developments, LLC were present at the meeting.

The existing covered porch off the back of the home has a flat roof with built-up asphalt roofing. It is on the leeward side of the house, and there have been problems with snow accumulation and melting, leading to water infiltration along the inside wall of the porch. The proposed plan will revamp the existing roof line to divert water and prevent moisture incursion, improve insulation to make the roof as maintenance-free as possible, and tie in new stone and other design elements to match the existing architecture. Drawings as submitted have been approved by the Village Architect. Mr. Bolek questioned whether the slope of the proposed roof is acceptable; Mr. Loconti stated that it is.

Mrs. Cooper made a motion seconded by Mr. Bolek to approve the rear porch at 10 Old SOM Lane.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

DISCUSSION

At this time, an informal discussion was held about the possible development of a restaurant at the Chagrin Boulevard and SOM Center Road intersection. Dick Kawalek and Jim Larson of Larson Architects are proposing a French-American restaurant offering high-end cuisine in a building designed to look like a small-scale French country inn. The restaurant would be open only for dinner, Tuesdays through Saturdays. The goal is to create an atmosphere of fine dining with an extensive wine list. There will be complimentary valet parking and a "clubby, " low-key but upscale interior atmosphere with generous space between tables to allow for ease of serving. Twenty-five tables are proposed, with a dining load of approximately one-hundred people at any one time.

Mr. Kawalek and Mr. Larson presented in a site plan and conceptual renderings for review. The site plan proposes to preserve greenery at the intersection with parking behind the building so as to not be seen to the extent possible. There are currently seventy-eight spaces proposed for cars, and Mr. Kawalek indicated that he will provide a parking assessment to substantiate this estimate. He is also working with Mr. Filarski to refine the site plan to relocate the site's driveways, creating more of a safety buffer zone from the intersection.

The interior plan shows widely-spaced tables, a separate small meeting room at the rear of the restaurant, and an outdoor terraced area with a pergola or trellis for seasonal use only. The design includes a provision for a small lounge area along the Chagrin Boulevard side of property; this is not intended to be a bar but rather an area for patrons to enjoy wine and cheese before or after dinner. It will feature tables, not bar stools, and no alcohol will be served unless customers are having dinner. The design features an extensive kitchen space. Mr. Larson pointed out that fifty percent of the proposed space is dedicated to service and support. There are four designated dining areas with individual fireplaces and only four tables in each space; the outdoor dining area would include green space to serve as screening for patrons.

It was noted that this property has not yet been purchased. Mr. Kawalek wanted to come before Planning for a preliminary discussion before moving too far forward with his plan.

Mr. Larson pointed out several other design elements on the site plans, including an entrance circle for ease of valet parking, service areas, and traffic flow for deliveries and other service vehicles.

Mr. Pogatschnik asked if a chef was lined up, and Mr. Kawalek indicated that yes, he had someone ready with the desired skill set.

Mr. Fritz pointed out the gates that appear on the concept drawings; Mr. Kawalek stated that they are a decorative element only. Mrs. Lane mentioned that, per Village zoning regulations, outdoor dining requires a conditional use, so that portion of the project would need to go before the Planning Commission for a conditional use variance and then on to Council for approval. Mr. Kawalek asked if he could get approval of the overall plan and come back at a later time for approval of the conditional use. Mayor Renda answered that this was acceptable.

Mr. Fritz stated that the current Comprehensive Land Use Survey that is underway indicates residents want something done with the corner at Chagrin Boulevard and SOM Center Road, so this project may fit well. The site is currently designated as three parcels. These would be combined into one for this project, with a total size of approximately 1.5 acres.

Mr. Kawalek thanked the Planning Commission for their time and reiterated his enthusiasm for creating this destination restaurant in the Village.

At this time, Mr. Stanard asked for any other items for discussion.

Mr. Pogatschnik asked Mr. Filarski about erosion concerns at the back of Mr. Friedman's proposed building site and whether or not a retaining wall would be required along the river. Mr. Filarski stated that the earth would be cut back to create a slope and that no retaining wall would be necessary. Questions were also raised regarding roadway line of site issues for the Chagrin Bluffs development and how much needed to be cleared to meet ODOT standards. The slope and some mature trees to the west need to be cut back to meet ODOT requirements, as will vegetation to the east, which is mostly brush and smaller trees. Mr. Stanard asked if Mr. Filarski had seen the site since it was cleared and if more trees were cut than required for the road and utility easements. Mr. Filarski did not believe this was the case nor that there is any intention to clear cut the site for development. Mr. Loconti stated that there has been concern expressed by the developer about tree robbers cutting hardwood at this site in the past.

Mayor Renda asked if we have inspectors on the site now; Mr. Filarski answered that spot inspections are being done. Mrs. Lane reported that Mr. Friedman's performance guarantee has been received as of this meeting; she will review and verify it and will confirm that the project is ready to move forward. Mr. Filarski stated that work on the water line is scheduled to begin the first or second week of March, and rough grading and sub-grading for the subdivision road is already underway. He also clarified that a new water line is being run to handle the flow capacity and hydrants for the subdivision; the tie-in will be at Bentleyville Road.

Jeff Filarski added additional comments regarding the restaurant: based upon his informal review, a variance will be needed for the number of parking spaces requested. Village code requires parking spaces based on the square footage of a building, while Mr. Kawalek's plan proposes fewer spaces based on the number of seats in the restaurant. Mr. Filarski also wants to review in more detail the need to move the driveways for the restaurant site; he will discuss the potential traffic issues with the Chief of Police.

Mr. Pogatschnik made a motion seconded by Mr. Fritz to adjourn the meeting at 7:31 pm.

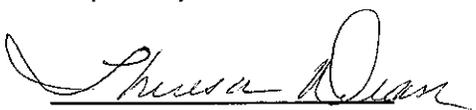
ROLL CALL:

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

NAYS: None

MOTION CARRIED

Respectfully submitted:

A handwritten signature in cursive script, appearing to read "Theresa Dean".

Theresa Dean, Assistant Clerk