

Planning Commission
March 28, 2016
Minutes

The Planning Commission Meeting was called to order by Chairman Standard at 6:33 pm.

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

Others Present: Jeff Filarski, Village Engineer; Aimee Lane, Law Director; Theresa Dean, Assistant Clerk

Mr. Fritz made a motion seconded by Mayor Renda to approve the minutes from the Special Planning Commission Meeting held on March 9, 2016.

ROLL CALL:
AYES: Mr. Bolek, Mr. Fritz, Mayor Renda, Mr. Stanard
NAYS:
ABSTENTIONS: Mrs. Cooper
MOTION CARRIED

Goldberg Residence
65 Fircrest
Garage Addition, Master Suite Renovation

Mark Savransky of MES Builders and Mark Bednash, designer, were present. Mr. Bednash stated that the existing home is to be renovated, with the previous bedrooms being combined and redesigned as a master suite and with the existing garage being converted to bedrooms and a hallway. The only addition will be a new garage, with all other renovations being internal. Mr. Filarski confirmed that a site plan with some modifications will be needed. Mr. Bolek restated his concerns about the design that he previously mentioned during the Board of Zoning Appeals meeting, specifically about the continuous roof line, which he would prefer have more definition, better driveway access to the new garage, and that the owners may be missing an opportunity for better overall composition of the home by not considering a different design that would set the garage addition further back. The Goldbergs stated that they have considered other options, and Mr. Stanard confirmed that the Village Architect, Richard Kawalek, has approved the plans as submitted.

Mayor Renda made a motion seconded Mr. Fritz to approve the addition and rehabilitation at 65 Fircrest conditional upon the acceptance of an improved site plan by Mr. Filarski.

ROLL CALL:

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

NAYS: Mr. Bolek

MOTION CARRIED

Blaushield Residence
Sub Lot 4, Lancaster Lane
New Dwelling

Ryan Sanders and Tim McDonough, both with Premier Home Builders, were present. Mr. McDonough stated that project is a new home to be built on sub lot four. It will be a four bedroom, three-and-a-half bath home of approximately 3,200 square feet. It will have a walk-out basement and maintain the style of other homes in the subdivision.

Mr. Stanard asked about the geotechnical report included with the application. Mr. McDonough replied they did the study because the project encroached upon a hillside protection zone. Mr. Filarski stated that he has reviewed the report and will approve it with minor comments; he also clarified that the geotechnical report was done basically for foundation design and the project does not, in fact, encroach upon a hillside protection zone, so there is no need for zoning approval by the Planning Commission.

Mrs. Cooper asked about the roof pitches, as it appears there are three when only two are allowed. The pitch in question is a 12/11 pitch over the side of the garage, which Mr. Sanders said he reads as actually meaning 12/12. Mr. Stanard stated that the Planning Commission would insist that the 12/11 pitch become a 12/12 pitch in order for the plans to be approved without a variance and that this condition can be part of the motion.

Mr. Stanard confirmed that the plans were approved as submitted by the Village Architect, and Mr. Filarski confirmed that there were no difficulties accessing public utilities.

Mr. Fritz made a motion seconded by Mr. Bolek to approve the new construction on Lancaster Lane conditional upon the plans being modified to show two and only two roof pitches.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Hodgson Residence
37960 Berkeley
Revised Garage Plan

Ryan Sanders and Tim McDonough, both with Premier Home Builders, presented a revised garage plan for the Hodgson residence on Berkeley. Mr. Sanders explained that there has been a change in the family's situation and they now wish to add third bay to the garage.

Mr. Stanard asked if this is the sum of the changes, which Mr. Sanders confirmed. He also clarified that the footprint of the garage foundation has changed to accommodate the addition of the third bay. Also, a safe room has been added to the interior plans; this is a fabricated safe room intended for the family's protection if they feel threatened.

Mr. Stanard asked if the change in the footprint of the garage has any impact on the site planning or utilities. Mr. Filarski answered that there were no issues beyond minor grading changes, and Mr. Sanders confirmed that the sanitary plans have been approved by the County.

Finally, Mr. Stanard confirmed that the plans were approved as submitted by the Village Architect.

Mrs. Cooper made a motion seconded by Mayor Renda to approve the revised garage plan at 37960 Berkeley.

ROLL CALL:

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

NAYS:

MOTION CARRIED

CRU Restaurant
34300 Chagrin Boulevard
New French Restaurant

Richard Kawalek was in attendance to seek final plan approval with conditions. His proposal has not changed significantly since his initial presentation in January 2016. Since then, additional drawings have been for code and engineering review. Both reviews have been completed, with comments received. Mr. Filarski commented that fencing would be required around the outdoor seating area, and in response to safety concerns, one driveway entrance from Chagrin has been eliminated on the new plans. Other minor issues from the code reviewer are also in the process of being addressed.

Mr. Fritz asked about ease of access if traveling southbound on SOM Center Road and if the SOM Center entrance closest to the intersection would be a difficult left turn. Mr. Kawalek pointed out that there are two options for entering from SOM Center, one of which is further from the intersection.

Mr. Kawalek confirmed that the new plans now show eighty parking spaces, which was accomplished by changing the north entrance from Chagrin Boulevard. He has also submitted a parking assessment plan that shows a maximum of eighty-eight diners with the potential for another sixteen in the lounge and sixteen on the patio, as well as parking for the staff.

Mr. Filarski stated that the code specifies parking to be calculated by either the square footage of the building or the number of seats, with the higher number being the requirement. In this case, the square footage would require 148 spaces, whereas the capacity calculation would require 60 spaces. Mr. Kawalek's proposal assumes one parking space per two diners and twelve staff members, so a maximum of 72 spaces would be needed at peak dining periods; 80 are being provided. This calculation includes the tables in the wine bar and on the patio. Because this is lower than the code requirement, the request will need to be approved by the Planning Commission.

Mr. Bolek asked how the parking requirement may change if the restaurant changed hands at a future time. Mr. Kawalek answered that this design is quite specific to table location and the number of tables and that, because of other design elements, it would be very difficult to increase the number of seats. Mr. Fritz asked if parking would be impacted if the wine bar were to open to the public, and Mr. Kawalek confirmed that those tables were included in determining maximum capacity.

Mayor Renda asked for clarification about whether approval of the parking plan would need to go before the Board of Zoning Appeals. Mrs. Lane responded that section 1179.07 (e) allows for the Planning Commission to approve a development plan with fewer parking spaces than required in Schedule 1179.07 according to the findings of a parking assessment.

Mr. Kawalek stated that the floor plan has not changed markedly since his initial presentation. He will be seeking an approximately 3' 8" variance for the height of the entrance tower. He was unable to obtain the purchase agreement on the property in time to meet the deadline for the March Board of Zoning Appeals meeting but will be back for the April meeting. In the meantime, he hopes the overall plans can be approved conditionally.

Mr. Kawalek further commented on the design: CRU in French means "rebirth" or "new vintage," and he has tried to evoke the sense of a vineyard-to-villa with design elements such as the use of stone, trellises with vines, a grape-arbor trellis, and trellises wrapping around the terrace. The rear of the building is designed with various roof pitches and bump-outs to create a sense of court yards and a French estate. The design incorporates the use of French doors, shutters, arched windows, and significant landscaping, with the idea of creating a quiet dining experience with maximum privacy.

Mr. Bolek asked if there was more area to expand parking. Mr. Kawalek said there is, but that doing so would impact the balance of green space along Chagrin Boulevard.

Mrs. Cooper asked Mr. Fritz if the circular drive is sufficient for fire safety access. Mr. Fritz feels the drive is sufficient for the largest vehicle that would need access, which would be a hook and ladder truck. The circle is 80 feet in diameter with a fountain in the middle. Mr. Stanard asked for confirmation that the gates are decorative only; Mr. Kawalek replied that they are and would be fixed with tamper-proof bolts.

Mayor Renda clarified to Mr. Kawalek and the Planning Commission that the newest drawings submitted were not uploaded for display at this meeting due to a matter of timing: Mr. Kawalek was not able to bring his plans before the Planning Commission for approval until he had confirmation that he had been appointed to speak on behalf of the land owner. This confirmation only came in on the Thursday prior to this evening's meeting, which did not allow sufficient time to select and upload the most recent

drawings for display. The new drawings will be uploaded when Mr. Kawalek comes in for the April Board of Zoning Appeals meeting to address his variance request.

Mr. Stanard and Mr. Filarski briefly discussed the gravity storm system and that a detention basin is included in the site plan. Mr. Filarski also confirmed that sanitary sewer is available to the site.

Mr. Stanard asked about tree removal at the site. Mr. Kawalek answered that only a few larger trees will be affected, that the shrubbery at the site is not worth saving, and that they will be able to save one large tree to east of the property line. Mr. Stanard also asked about the location of the gas emergency generator system; Mr. Kawalek stated it will be located in a courtyard on the south side of building. It will be masked with either a stucco wall matching the building or evergreens, depending on the size of generator chosen. Mrs. Cooper asked if there were height limitations in the code for commercial properties. Mr. Filarski asked Mr. Kawalek to have their landscape architect verify the regulations when finalizing their designs.

Mr. Bolek made a motion seconded by Mayor Renda to approve the plans for the CRU restaurant at 34300 Chagrin Boulevard contingent upon approval at the next BZA meeting of the height variance for the entrance tower, final approval of the building plans, and final engineering approval of the site plan and parking assessment.

ROLL CALL:

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

NAYS:

MOTION CARRIED

As there were no items for general discussion, Mayor Renda made a motion seconded by Mrs. Cooper to adjourn the meeting at 7:24 pm.

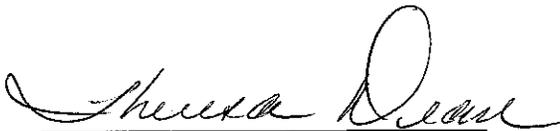
ROLL CALL:

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

NAYS:

MOTION CARRIED

Respectfully submitted,



Theresa Dean
Assistant Clerk