

Planning Commission Meeting  
May 18, 2015  
Minutes

The Regular Planning Commission Meeting was called to order by Chairman Stanard at 6:27 pm.

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

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

Mr. Stanard stated that as mentioned at the BZA Meeting just prior to this meeting, Mrs. Arrietta needs to verify if Mr. Bolek's abstention vote for the March Meeting minutes is correct.

Mr. Stanard made a motion seconded by Mrs. Cooper to approve the minutes from the Regular Planning Commission Meeting of April 27, 2015, after review and correction is made, if required.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Mr. Stanard announced at the beginning of the BZA Meeting that all the agenda items for the Hodgson Residence located at 37940 Berkeley Lane will not be heard tonight; they will be on the June meeting agenda.

**Reed & Megan Blocksom**

35 Murwood Drive

Addition

Mr. Martin Johannessen, architect, and Mr. and Mrs. Blocksom, homeowners, were present at the meeting.

Mr. Johannessen stated that the homeowners are proposing to put a second floor addition on the back of their house, which will not be seen from the street. They would also like to add a new porch and walkway up to the side entrance. The members were shown pictures of the location of the house from different angles in relation to the neighbors' homes. Mr. Blocksom informed the board that they will also be re-shingling the entire roof.

Mr. Stanard stated that the Village Architect approved the plans but made a comment referencing the dormer; if it were 2 feet shorter on each side it would make for a better appearance. Mr. Strichko pointed out that the two other comments made by the Village Architect have already been addressed and that the dormer width is the only note that has not yet been addressed.

Mr. Johannessen explained the view of the back of the house to the members; the bottom portion is the existing ground floor and the off center gable is existing. The new porch is on the right hand side and the second floor roof comes down to a 45 degree angle currently and they are proposing to bump it up a bit in order to create a master suite.

Mr. Stanard stated that this board likes to be as congruous with the Village Architect as they can. He stated that usually when a comment like this is received from the Village Architect, it is very well received by the applicant and incorporated into their project. Mr. Blocksom stated that if they were to move the dormer in by two feet, they would have to completely tear out the bottom floor and because the stairwell to the second floor comes up parallel to the house, it would make it impossible to come to the top of the stairwell if that dormer were to be moved in.

Mr. Filarski showed the members an aerial view of the home and surrounding properties. The lot has many trees that block the view from the neighbors and from the street view; no one will be able to see the back of the house. Mr. Johannessen stated that as far as the side view is concerned, moving the dormer in 2 feet will not make a difference. Mrs. Cooper stated that she believes that the homeowners have given a good reason why it would be a problem to make the dormer shorter by 2 feet. She pointed out that it was only a "suggestion" from the Village Architect. Mr. Stanard stated that he agreed with Mrs. Cooper and stated that he thinks that it is a nice enhancement to the property.

Mr. Stanard made a motion seconded by Mrs. Cooper to approve the addition located at 35 Murwood Drive.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

**Dennis & Joanna Weisenberg**

65 Lancaster Lane

New Dwelling

David Payne, with Payne & Payne Builders was present at the meeting. He stated that his clients are proposing to build a house on Sublot 1 in Moreland Mews. Mr. Payne stated that they have the approval of Henry Myer, and he believes it is in context with the houses in the neighborhood. The orientation of the house is such that the front of home will be in line with the existing home next to it, so that the view from the street shows the front of both houses. The materials of the home will be a mixture of natural stone, stucco, brick, and timber which are all in keeping with the restrictions for Moreland Mews. Mr. Payne stated that the driveway would be off Lancaster and will swing around; the garage will look like a side entry garage and will be on the left.

Mrs. Cooper asked if the area behind the house will be wooded. Mr. Payne stated that it would be.

Mr. Stanard asked Mr. Filarski if there were any issues with the site. Mr. Filarski stated that there is one setback that is dictated along the rear property line; no other side setbacks are platted. He stated that the house sits about 13.5 feet from the existing house next to it. Mr. Stanard stated that the Village Architect approved the drawings.

Mrs. Cooper made a motion seconded by Mayor Renda to approve the new dwelling located at 65 Lancaster Lane.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

**Discussion:**

Mayor Renda stated that she is not sure about the addition on Murwood; she does not believe that it is aesthetically pleasing and even though no one will see it, she stated that she is not sure how to feel about it. Mayor Renda stated that she believes that this board needs to redefine their position on aesthetics. Mr. Stanard stated that he does think it was a little difficult however it will not be seen. He stated that he does not believe that a 2 foot difference would be noticed much when looking at it. Mr. Strichko stated that Mr. Kawalek did say that he would prefer to see it the way he suggested, however it was not a deal breaker for him. He stated that he did not believe that Mr. Kawalek sounded too concerned about it and that it was more of his preference.

Mayor Renda stated that she remembers years ago, this board approved a plan for a home, however, after the meeting all the members were in agreement that it was a very unattractive house. She stated that she would just like this board to be thoughtful and cautious when making decisions. Mayor Renda stated that even though this addition cannot be seen, much like the unattractive house that was approved years ago, these houses still become part of the Moreland Hills' housing stock and so their jobs, as members, is to be thoughtful about that.

Mrs. Cooper made a motion seconded by Mr. Stanard to adjourn the meeting at 6:50 pm.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Respectfully Submitted,

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Sherri Arrietta, Clerk of Council