

Planning Commission
September 28, 2015
Minutes

The Planning Commission Meeting was called to order by Chairman Stanard at 7:22pm.

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

ABSENT: Mr. Bolek

Others Present: Rick Loconti, Building Commissioner, Aimee Lane, Assistant Law Director, Sherri Arrietta, Clerk of Council

Mrs. Cooper made a motion seconded by Mr. Pogatschnik to approve the minutes from the Regular Planning Commission Meeting of August 24, 2015.

ROLL CALL:

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

NAYS: None,

ABSTENTIONS: Mayor Renda

MOTION CARRIED

At this time, Mrs. Lane administered the oath to those who wanted to speak at the hearing. Chairman Stanard declared the public hearing open at 7:23pm.

PUBLIC HEARING

Richard Rule-Hoffman

36960 Chagrin Blvd.

Conditional Use Certificate:

Solar Panels

Kevin Huryn and Candice Brothers, with Yellowlite were present at the meeting. Mr. Huryn stated that they are proposing a 17-panel solar system installation on the southern facing roof, which faces the rear of property. The solar panels will not be able to be seen from the road and will be mounted flush with the roof.

The electric line will be dropped down through the roof and the conduit line will run from the roof to the basement, where an inverter will be placed. The system will be tied directly to the home's electrical distribution panel and is expected to generate 50% of the home's electric usage. The system will also provide green energy to the surrounding homes as the energy will be supplied to the grid when not being used. Ms. Brothers informed the Commission that her company did review the Village code before making their submittal and made sure that they were in compliance with all requirements. She stated that the rules for roof mounted solar systems per Village Code state that they not be visible from any street or sidewalk at the front of the property, do not extend beyond the edge of the roof, and that they are mounted flush with roof, all of which they have complied with.

Chairman Stanard declared the public hearing closed at 7:26pm.

Mr. Stanard asked if First Energy will be involved to certify this system. Ms. Brothers stated that it is part of their process. They usually make a preliminary application to the utility company, however, they were unable to do this initially since this is a new home and the electrical lines have just recently been put in and an account number needed to be established for this property. She stated that they also make sure that they are in compliance with First Energy who also requires an inspection be performed. No trees will need to be removed for the installation of the panels.

Mr. Stanard informed the members that this submittal will require a vote to recommend approval to Council, who will have the final authority on this matter. Mr. Stanard thanked the applicants for doing their due diligence and reading and complying with our codes before making their submittal. Mr. Stanard asked the applicants about glare from the panels. Ms. Brothers stated that they are solid black and they have an anti-reflective coating to prevent glare. Mr. Stanard asked if the panels will match the color of the roof. Mr. Huryn stated that he and Mr. Rule-Hoffman were discussing the shingle color and he believes Mr. Rule-Hoffman decided to go with a black shingle to match the panels. The Chagrin Falls Fire Department has reviewed the system; however the Village will still need information from the utility company.

Mr. Stanard stated that any recommendation made tonight should include that the solar panel installer to be a licensed electrical contractor who has to register with the Village as such and that information from First Energy be submitted to the Village.

Mayor Renda stated that they made an excellent presentation.

Mr. Fritz made a motion seconded by Mrs. Cooper to recommend approval of the conditional use request for solar panels located at 36960 Chagrin Blvd to Council, subject to the following parameters; registering by the contractor as well as by a certified electrical contractor with the Village, verification that utilities approve the tie-in, receipt of the email from the Fire Department of their review of the panels, and the review from the building department.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Richard Rule-Hoffman

36960 Chagrin Blvd.

Swimming Pool/Fence

This item was not approved for a variance at the BZA meeting prior to this meeting; therefore it no longer needed to be presented to the Planning Commission.

Graffy Residence

32700 Jackson Road

Front Driveway Gate

This item was not approved for a variance at the BZA meeting prior to this meeting; therefore it no longer needed to be presented to the Planning Commission.

Adams Residence

200 Glen Road

Garage/Pool Equipment Building & Swimming Pool

Mr. Richard Siegfried with RSA Architects and Mr. Bret Adams, homeowner, were present at the meeting. The applicant just received approval from the BZA for a 33.4 inch front yard setback, a variance to allow the placement of a swimming pool in the side yard, and a variance to place an accessory structure in the front yard. The applicant is requesting to build a garage/pool

equipment building in the front yard and a swimming pool in the side. The Village Architect approved the plans with no notes.

Mr. Stanard made a motion seconded by Mayor Renda to approve the garage/pool equipment building and swimming pool located at 200 Glen Road.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Falk Residence

25 Lochspur Lane

Garage Remodel/Sunroom Addition

Mr. Daniel Dudgeon, general contractor, and Mrs. Marjorie Falk, homeowner were present at the meeting. Mrs. Falk stated that her husband was diagnosed with ALS last year and her daughter found this house on Lochspur which had an existing in-law suite. She stated that they intend to renovate and add on to the in-law suite. Mr. Dudgeon stated that it already consists of a finished basement, a main room, a bedroom, and a bathroom; it did not have kitchen or family room. He stated that they are going to convert half of the garage to add on a kitchen and family room and add a sunroom on the outside. The sunroom portion will add an additional 192 square feet. The square footage on the inside already exists, because half of the three (3) car garage will be converted to create this space. There is also an existing two (2) car garage on the other side of the house that will still allow for parking space. Mrs. Falk stated that it will all be ADA compliant and that they are hoping to move as quickly as possible. The Village Architect approved the plans without any notes. Mr. Loconti stated that the construction drawings still need to be approved.

Mayor Renda made a motion seconded by Mr. Stanard to approve the garage remodel and sunroom addition located at 25 Lochspur Lane.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Discussion

Mayor Renda stated that there was concern about the increase to the BZA application fee. She informed the members that she figured out the rates and the approximate amount of time everyone put into a variance. There was also some concern that with small variances there would be less time put into it, therefore the fee should not be as high as a larger variance, but that is not true. Mayor Renda stated that we define the variance, talk about it, send out letters, etc. so the same work is put into every variance. She stated that several years ago when the Zoning Code was updated to include the provision to notify the neighbors, we did not reassess the time and effort we were putting into them. The Village spends, on average, about \$500 in time, which does not include mailing expenses either. Mayor Renda stated that she just wanted to let the members know that our residents are getting a good deal. While this board has no say in fees, she wanted them to understand where it came from and to inform them that a lot of thought was put into it, since this issue was brought up at Planning last month. Mrs. Cooper stated that this explanation of costs is great and she will be able to explain to any residents that may ask, the reason the fee was raised. Mr. Fritz explained the reason it arose at Planning last month was because he had raised some dissension at Council over the increase and at the time was struggling to come up with an example of a minimal variance. The deck at the last Planning meeting reiterated his point about smaller variances, however he regrets bringing it up to the members without them having proper background information and especially since the Mayor was not in attendance that night. The information that Mayor Renda provided was eye opening and he is sorry that he did it that way. Mrs. Cooper concurred that it is very helpful to see this information because it reinforces the need for the fee increase. Mr. Loconti stated that this fee amount is still well under what other suburbs charge even though the same effort is put forth. It takes a real team effort to get each variance prepared for the meetings. Mrs. Lane stated that tonight was a good example of the number of variances on the agenda and the amount of time and effort put into each of them.

Mr. Pogatschnik made a motion seconded by Mayor Renda to adjourn the meeting at 7:58pm.

ROLL CALL:

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

NAYS: None

MOTION CARRIED

Respectfully Submitted,

Sherri Arrietta, Clerk of Council