



Gregg Bowen called the meeting to order at 6:24 p.m.

PRESENT: Gregg Bowen, Mayor Cegelka, Eric Johnson, Jerald Hoover, Anthony DeCarlo, Engineer Mike Henry, CBO Bob Rodic, Law Department Mark Marong

**Motion by Jerald Hoover seconded by Mayor Cegelka to approve the minutes of the June 8, 2016 Planning Commission Meeting.**

**Yeas— Bowen, Cegelka, DeCarlo, Hoover, Johnson**

**Nays—None**

**5 yeas – 0 nays**

**Motion carried**

**NEW BUSINESS:**

**REQUEST FOR SITE PLAN APPROVAL FOR A NEW SINGLE FAMILY DWELLING AT 7305 RICHMOND ROAD:**

Jim Miller, Production Manager for Schumacher Homes, was in attendance along with Ciara Simon, the owner of the property requesting a site plan approval for a new single family dwelling at 7305 Richmond Road. Bob Rodic explained the request this evening is for a site approval. Bob stated; the minimum lot area met the minimum requirements as well as the front, side and rear yard setbacks that occur in the Country Home District. Bob reported, Engineer Mike Henry conducted a review of the topography, drainage and pertinences associated with the site. It was discovered a few things needed touched up on the plan. Mike stated all the comments he sent are addressable and has no objection to the plan being approved. Mark Marong stated a landscape plan will need to be submitted. The requirements of landscaping are in code section 1159.03. Gregg Bowen stated; as far as conditions would go, a landscape plan is needed and engineering approval. Mayor Cegelka asked what the timing of the landscaping plan to be submitted is. Bob Rodic stated; a landscape plan should be in place prior to occupancy of the home.

**Motion by Eric Johnson seconded by Anthony DeCarlo to approve the site plan for a new single family dwelling at 7305 Richmond Road with the following conditions; submission of the landscaping plan and the Engineers final approval.**

**Yeas— Bowen, Cegelka, DeCarlo, Hoover, Johnson**

**Nays—None**

**5 yeas – 0 nays**

**Motion carried**

**REQUEST FOR APPROVAL TO CLEAR TREES TO PERMIT CONSTRUCTION FOR A NEW SINGLE FAMILY DWELLING AT 7305 RICHMOND ROAD:**

Bob Rodic stated; the applicant was to submit a tree clearing plan to identify any tree having a diameter breast height of 8 inches or greater and common its name. Bob included the plan, within the code, and the survey in everyone's packet. There are 30 trees to be removed. The survey shows where the trees to be removed are located on the property and where the house will sit. Bob approves the request to clear trees at 7305 Richmond Road.

**Motion by Jerald Hoover seconded by Anthony DeCarlo for approval to clear trees at 7305 Richmond Road to permit construction of a new single family dwelling.**

**Yeas— Bowen, Cegelka, DeCarlo, Hoover, Johnson**

**Nays—None**

**5 yeas – 0 nays**

**Motion carried**

**OLD BUSINESS:**

**ORDINANCE NO. 2016-7-24 AMENDING THE COMPREHENSIVE AMENDMENT AND UPDATE TO PART ELEVEN OF THE PLANNING AND ZONING CODE:**

Mark Marong stated after passage of the Building and Zoning Code Bob Rodic found a few discrepancies. There were also some typos and approximately 30 crossed references found. The Code was sent back to CT Consultants for correction. Kristen from CT Consultants is here this evening to go over any questions. Kristen explained the process put into revising the Village Planning and Zoning Code; the administrative team along with CT Consultants worked over the course of 6 months putting together a draft of the revisions. After doing so, some of the references and numbering were off. In the course of finding these errors, other inconsistencies were found. The corrections have been made and the Board has a red lined version to look over. If Planning Commission passes the revisions, the Code will then go back to Council for a Public Hearing on August 3, 2016 and passage. Gregg Bowen suggested CT Consultants supply a list of the amendments to attach to tonight's meeting minutes.

**Motion by Eric Johnson seconded by Anthony DeCarlo for recommendation to send amendments to the Village Planning and Zoning Code to Council**

**Yeas— Bowen, Cegelka, DeCarlo, Hoover, Johnson**

**Nays—None**

**5 yeas – 0 nays**

**Motion carried**

Jerald Hoover commented on a blue shed near Pincrest and Maplewood that looks abandoned. It sits on Telepage Dr. and is located near the retention basin. He has spoke with Board members of the HOA and was told it was a resident who built it without permission. If you drive down 7630 it faces west. Mayor Cegelka said he would have it looked at.

Jerald Hoover questioned the house with the red trim on the north east corner of the round-a-bout. Mayor Cegelka reported it is Mrs. Watson's house. She had renters living there and they have moved out. Mrs. Watson plans on moving back in. Bob Rodic has been working with her to clean it up.

Laurie Hoover questioned if there has been any discussion on 7650 Bond Street. Bob Rodic commented on it; Tom Cultrona has an outstanding building permit. The permit was issued late October or early November of 2015. When he came before the Planning Commission he was required to have certain colors and landscaping. He plans on fulfilling those obligations knowing he has one year to fulfill them. Bob stated at the last Planning Commission meeting the question was raised on how long the time limit is for permits. Bob reported; if the Planning Commission does not place a time limit on it, he uses one year from the date the permit was issued. Laurie stated; this was not her concern. Her concern was Jerry Eisen stated in the meeting when the building was discussed, he wanted the building to be two-toned. He

wanted a one foot overhang around the building and gutters. Bob stated; he does not have the minutes to that meeting in front of him. Bob has reviewed the minutes that were approved last fall that were a reflection of the original minutes. The only reason Tom came back to the Planning Commission was the dimensions of his building changed in his footprint. Laurie questioned if the smaller building that was approved was identical to the original building, just smaller. Bob stated; the motion was the same, not the building. Just the building foot prints changed.

There being no further business to come before the Planning Commission, motion by Mayor Cegelka seconded by Gregg Bowen to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:48 p.m.



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Planning Commission



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Clerk of Council-Lori A. Pepera