



Planning Commission Meeting  
May 22, 2019 6:00PM

Tim Hauptert called the meeting to order at 6:00 p.m.

PRESENT: Mayor Cegelka, Tim Hauptert, Jeff Adie, Kel Billings

ABSENT: Scott McColl

OTHERS PRESENT: CBO Bob Rodic, Law Director Mark Marong, Engineer Mike Henry

**Motion by Mayor Cegelka seconded by Jeff Adie to approve the minutes of the April 17, 2019 Planning Commission Meeting.**

**Yeas—Mayor Cegelka, Adie, Billings, Hauptert  
4 yeas – 0 nays  
Motion carried**

**OLD BUSINESS:**

**Request for final placement and engineering approval of the Diamond Business Park Trail Diamond Business Park, Block “B” and Northwest of Glenwillow WRP property by Broad Oak Development LTD and Weston Glenwillow LTD/Geis Companies:**

Mike Henry reported; this project is in the Diamond Business Park, 30-acre, Block “B”. In order to make it a more enticing location for industries to move here, the Village requested that they present a trail that would loop from the end of Diamond Business Parkway around the existing 434 building and tie into the sidewalk at Victory Parkway. The trail, as presented, goes through the 30-acre block. Geis has marked the trees and location and the area has been walked by the administration. It would be through an untouched area of the woods and of cinder and aggregate material. Across the environmentally sensitive areas there will be boardwalk. Two bridges will be installed, one will be 12 feet and one will be 20 feet. Geis will be installing both. A few comments have been suggested to the applicant; instead of rebar going in for the boardwalk it will be 4x4 posts and the abutments for the stream crossings would be on 4x6 or 6x8 wooden posts. Mike Henry recommended Planning Commission approval predicated on final Engineering and Chief Building Official approval.

Trevor Extine commented; site contractors are being set up but will have to work around other projects to get the project completed.

**Motion by Jeff Adie seconded by Mayor Cegelka for final placement and approval of the Diamond Business Park Trail, Block “B” and Northwest of Glenwillow WRP property by Broad Oak Development LTD and Weston Glenwillow LTD/Geis Companies subject to the final placement of the trail as approved by the Village Engineer and subject to final Engineering and Chief Building Official approval.**

**Yeas—Adie, Cegelka, Billings, Hauptert**  
**4 yeas – 0 nays**

**NEW BUSINESS:**

**Request for site approval of an addition and a raised patio deck at 7272 Austin Powder Drive # 25:**

Bob Rodic Reported; The applicants Lou and Sara Monczynski, owners of the property at 7272 Austin Powder Drive, unit 25 are seeking design and site approval of an addition to an existing cottage and a raised patio deck.. The requested use is permissible. The ARB approved the design of the building earlier this evening. The addition will consist of a 700 square foot expansion of the first floor and add a second story of approximately 560 square feet consisting of a loft and a storage area. The raised The Prokop Velky Fresh Air Camp does not have individual lots for the structures that exist on the property. All the structures are located on a single lot therefore setbacks to individual property lines do not apply. The application includes: building permit application, location plans, truncated construction documents that include the floor plan, exterior elevations, sectional views of the proposed structure, approval from the camp board the and a color image of the existing structure.

**Motion by Mayor Cegelka seconded by Jeff Adie for site approval of an addition and a raised patio deck at 7272 Austin Powder Drive # 25:**

**Yeas—Adie, Cegelka, McColl, Hauptert**  
**1-Abstain- Billings**  
**4 yeas – 0 nays**

**Request for site approval of a four-foot (4') picket fence located at 29550 South Village Lane:**

Bob Rodic reported; The applicants Travis and Shawna Poppell, owners of the property at 29550 South Village Lane are seeking design and site approval of a proposed four-foot high picket fence the will be located in the rear and side yards. The fence will be approximately 140' in total length. The property is part of a Home Owner's Association and is zoned Village Residential District. The requested use is permissible. The fence will be white in color and vinyl in material. The application includes the fence permit application, a site plan, an image of the proposed fence and approval from the prevailing HOA. An image of the fence was submitted.

Travis Poppell was in attendance and stated; they have an 80 pond lab they like to let out I the yard and the fence will allow them to let him out into the yard, and they would like to get a puppy.

**Motion by Jeff Adie seconded by Kel Billings for site approve of a four-foot (4') picket fence located at 29550 South Village Lane.**

**Yeas—Adie, Cegelka, Billings, Hauptert**  
**4 yeas – 0 nays**

**Request for site approval of an above ground swimming pool located at 27445 Pergl Road:**

Bob Rodic reported; Nathan and Nicole Orlove, the owners of the property at 27445 Pergl Road are requesting design and site approval to construct an above ground swimming pool. The property is zoned Country Home District and they are not part of a Homeowner's Association. The requested use is permissible. The swimming pool is twenty-four (24') feet in diameter and will be fifty-two (52") inches deep with steel wall construction. All electrical facilities will be required to meet current National Electrical Code requirements. According to the site plan the pool will be centered in the yard directly behind the house. The application includes the building permit application; written narrative describing the application in detail is on the site plan, a view of the property without the pool, a comparative view of the property with the pool, an image of the pool and an image of the stair entry/barrier system. The Village has no local requirements for fencing an above ground pool. The International Property Maintenance Code standard requires a forty-eight (48") inches barrier as security for a swimming pool in excess of twenty-four (24") inches deep. The pool wall serves as that barrier. It also requires a self-locking access to the pool. Design approval was approved at the ARB meeting earlier this evening.

Mayor Cegelka stepped out of the meeting.

**Motion by Jeff Adie seconded by Kel Billings for site approval of an above ground swimming pool located at 27445 Pergl Road.**

**Yeas—Adie, Billings, Hauptert**  
**3 yeas – 0 nays**

Mark Marong reported; last Monday he met the owners of a piece of property on Richmond Road; the Guru Gobind Sikh Society off Cleveland. Their attorney contacted Mr. Marong prior and requested a pre application Zoning Code meeting. They have preliminary intentions to build a Sikh Temple on the property. They are working through site plan and wetlands issues. There has been no formal submittal.

There being no further business to come before the Planning Commission, motion by Jeff Adie seconded by Kel Billings to adjourn the meeting. Vote on the motion to adjourn was all yeas and no nays.

The meeting was adjourned at 6:14 p.m.

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Planning Commission

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Planning Commission Secretary-Lori A. Pepera