



Planning Commission Meeting
February 19, 2020 6:00PM

Mayor Cegelka called the meeting to order at 6:02 p.m.

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

ABSENT: Scott McColl

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

Motion by Jeff Adie seconded by Kel Billings to approve the minutes of the January 15, 2020 Planning Commission Meeting.

**Yeas—Mayor Cegelka, Adie, Billings
Abstain-Hauptert
3 yeas – 0 nays
Motion carried**

OLD BUSINESS:

None

NEW BUSINESS:

REQUEST FOR APPROVAL OF A TREE REMOVAL AND LOT CLEARING PLAN IN ANTICIPATION OF CONSTRUCTION OF A NEW SINGLE-FAMILY DWELLING AT 7530 PINECREST LANE:

CBO Bob Rodic reported; The applicant, Curtis McClure, owner of the property at 7530 Pinecrest Lane is requesting approval to clear land on anticipation of construction of a new single-family dwelling on the lot. The property is zoned Country Home District and the requested use is permissible. Curtis would like to also maintain certain trees in the rear of the yard as a buffer. Chapter 1165.02 states that the removal of any tree having a diameter at breast height (DBH) of eight inches (8") or greater shall only be permitted when approved according to Section 1165.06 for the purposes of construction of dwellings, buildings and structures by the Planning Commission. The home will be located approximately 75 feet from the Pinecrest Lane right-of-way. Attached to the application is a letter from the property owner describing the scope of work, a plan of where the trees are located and a GIS view of the property. The majority, of the trees on the property, are pine trees. Bob informed the property owner; the contract with the company he's hired to do the clearing must be signed and provided back to the Village.

Mayor Cegelka questioned if the house will be in alignment with the other homes on the street. Bob commented; the property owner is aware that he needs to meet the restrictions. He was given a copy of the Deed Restrictions and Bylaws of the HOA. It will maintain the same style as the other homes on the street.

Jaffe Adie questioned if the contractor is insured. Bob responded; the contractor will have to register with the Building Department and provide the required information.

Tim Hauptert questioned his vote since he one of the Trustees of the HOA. Mark Marong responded; Tim should abstain since he is a Trustee involved with approvals of the property. Tim should not only abstain from voting, but also from any discussions on the issue.

General discussion ensued regarding topography, stormwater and placement of the home. Bob Rodic suggested to add into the motion the clearing cannot commence until further documentation is submitted regarding the site plan and time frame.

Motion by Jeff Adie seconded by Kel Billings to table the request for a tree removal and lot clearing plan in anticipation of construction of a new single-family dwelling at 7530 Pinecrest Lane so the applicant may provide further information and documentation of the proposed structure.

**Yeas—Adie, Cegelka, Billings
3 yeas – 0 nays
1 abstain
Motion carried**

Mark Marong reported; an application was received from the Guru Gobind Sikh Society of Cleveland for a Use Variance Request for the property on Richmond Road to construct a temple. Planning Commission will receive a memorandum from the Law Director Mark Marong, Building Official Bob Rodic and Engineer Mike Henry explaining the standards, what they are looking for and any other pertinent information the Planning Commission would need.

The Planning Commission will hold a special meeting in March in anticipation of the meeting lasting longer than a regular meeting. The application submitted is public record and may be reviewed at the Building Department.

Discussion took place regarding of when to hold the Special Planning Commission meeting. It was decided to hold the Special Meeting Tuesday March 31, 2020.

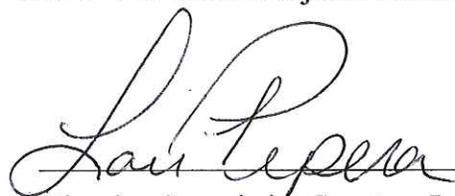
CBO Bob Rodic reported; an application for a Conditional Use and Variance request for a distributing business on Bond Street was received for the March 18th Planning Commission meeting.

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 6:42 p.m.



Planning Commission



Planning Commission Secretary-Lori A. Pepera