



Planning Commission Meeting
June 15, 2022, 5:30 PM

Tim Hauptert called the Planning Commission meeting to order at 5:30 PM.

PRESENT: Mayor Cegelka, Jeff Adie, Scott McColl, Tim Hauptert
OTHERS PRESENT: Law Director Mark Marong, Building Commissioner Bob Rodic,
Engineer Mike Henry

**Motion by Jeff Adie second by Scott McColl to approve the minutes of the
May 18, 2022, Planning Commission Meeting.**

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

OLD BUSINESS:

None

NEW BUSINESS:

**REQUEST FOR SITE APPROVAL FOR PATIO PROJECT INCLUDING A STACKED-
STONE WALL AT 7603 MAPLEWOOD DRIVE:**

Building Official Bob Rodic reported: Beth Lamont, the owner of the property at 7603 Maplewood Drive is requesting site and design approval to authorize the construction of a 16.5' diameter patio with a stacked stone panel wall and a fireplace feature. The property is located in the Country Home District. The paver patio and the fireplace feature, while a part of the project, do not require Planning Commission or Architectural Review Board approval. The stacked-stone wall is considered a structure and does require review by the Commission and Board. The stacked-stone wall will be approximately two-feet in height and is constructed of a tan-colored tumbled concrete with a grey top cap. The blocks are held in place with an epoxy designed for use with the concrete product. The property is located within the Pettibone Glen Subdivision and HOA approval is attached. The application includes a site plan, an aerial view showing the location of the stacked-stone wall, and an image of the stacked-stone wall. The plan conforms to the Zoning Code.

Jeff Adie questioned the distinction between having a fire pit and open burning. Discussion took place about fires that are contained and are used for cooking and open fires that are a nuisance.

**Motion by Scott McColl second by Jeff Adie for site approval of a stacked stone wall
for a patio project at 7603 Maplewood Drive subject to final Building and
Engineering approval as to location and compliance to chapter 1511 of the
Glenwillow Fire Prevention Code.**

**Yeas—Cegelka, Adie, McColl
Abstain- Hauptert
3 yeas – 0 nays-1 abstain**

Motion Carried

REQUEST FOR SITE APPROVAL FOR AN ACCESSORY STRUCTURE (SHED) AT 7603 MAPLEWOOD DRIVE:

Building Official Bob Rodic reported; Beth Lamont, the owner of the property at 7603 Maplewood Drive is requesting site and design approval to authorize the construction of a 10' x 12' (120 s.f.) accessory building in the rear yard of the property which is in excess of the 40,000 s.f. minimum required by the Country Home District where the property is located. The structure is to be built of a wood frame construction and will be painted. The shed will be located upon a concrete pad in the rear yard behind the house, centered on the lot within the wooded area. The gable depicted on the image will face the house. The property is located within the Pettibone Glen Subdivision and HOA approval is attached. The application includes a site plan, an aerial view, an image of the shed, an image of the proposed paint colors, photographs of the approximate placement of the accessory structure and a photo of the main structure. The plan conforms to the Zoning Code.

Motion by Scott McColl second by Jeff Adie for site approval of a 10' x 12' accessory structure located at 7603 Maplewood subject to final Building and Engineering approval as to location and compliance to chapter 1511 of the Glenwillow Fire Prevention Code.

Yeas—Cegelka, Adie, McColl

Abstain-Hauptert

3 yeas – 0 nays -1 abstain

Motion Carried

REQUEST FOR SITE APPROVAL FOR A GARDEN FENCE ENCLOSURE AT 7550 PINECREST LANE:

Building Official Bob Rodic reported; Inderjit Singh, the owner of the property at 7550 Pinecrest Lane is requesting site and design approval to authorize the construction 30' x 30' fence enclosure for a garden in his rear yard. The property is located in the Country Home District. The fence enclosure will be constructed of treated lumber with 6-gauge metal panels known as hog wire. The framing lumber will be stained in a cherry color. The hog wire panels are coated in a gray finish. The fence enclosure will be located in the northwest corner of the yard approximately 5' from the rear and side property lines.

The enclosure is regulated as a fence as it maintains the characteristics of a Fence as defined in the Zoning Code in that it provides a barrier or boundary. A fence is also considered to be an accessory structure as defined as in the Zoning Code under the term Structure. It is however; regulated in height, design and in location differently than an accessory structure specifically within Zoning Code 1135.11. A raised garden, while undefined in the Zoning Code, is determined to be an accessory structure and is regulated as such.

The application includes a site plan, an aerial view, image of the fence panel, description of the construction of the fence panel and the HOA approval. The plan conforms to the Zoning Code.

Mr. VanWayne Chaney, Mr. Singh's neighbor, was in attendance and representing Mr. Inderjit Singh and himself, as he is requesting approval for the same project on his property. Mr. Chaney commented; the project will allow them to have a garden area to grow and harvest fresh vegetables.

Jeff Adie questioned the height of the structure. Mr. Chaney replied; the structures will be 6' tall and the openings will face the east.

Engineer Mike Henry commented there is a storm sewer that parallels 7540 Pinecrest. It appears by the plans that it is outside of the area where the garden will be located.

Motion by Jeff Adie second by Scott McColl for site approval as to location of a garden fence enclosure at 7550 Pinecrest subject to final building approval.

Yeas—Cegelka, Adie, McColl

Abstain-Haupt

3 yeas – 0 nays -1 abstain

Motion Carried

REQUEST FOR SITE APPROVAL FOR A GARDEN FENCE ENCLOSURE AT 7540 PINECREST LANE:

Building Commissioner Bob Rodic commented; site request approval that Mr. Chaney is asking for is the same as the request for 7550 Pinecrest. The only difference is the size of the fence enclosure will be 18' x 18'.

Engineer Mike Henry commented there is a storm sewer that parallels 7540 Pinecrest. It appears by the plans that it is outside of the area where the garden will be located.

Motion by Jeff Adie second by Scott McColl for site approval as to location of a garden fence enclosure at 7540 Pinecrest subject to final building approval.

Yeas—Cegelka, Adie, McColl

Abstain-Haupt

3 yeas – 0 nays -1 abstain

Motion Carried

MISCELLANEOUS:

Mayor Cegelka commented; the shed on Richmond Road that was approved at a previous meeting is still in the driveway of the property. Building Commissioner Bob Rodic commented; the concrete pad has been poured and due to the rain, they were waiting for the yard to dry up before moving.

Mayor Cegelka commented on the status of the new construction that was to take place on Richmond Road. Building Commissioner Bob Rodic commented; the permit was issued almost 6 months ago and has not heard from either the contractor or owner. He will follow up.

Mayor Cegelka commented; since the resignation of Kel Billings, he has been looking to fill the vacant spot on the Planning Commission Board. He is recommending Neil DeCarlo, resident of Pergl Road to fill the vacant spot. Neil was in attendance this evening and commented; he has been a resident of Glenwillow for 13 years living on Pergl Road. His family has ties in Glenwillow that go back many years. His grandfather was a resident and Chief of Police in the Village in the early 1960s and his uncle was also a resident for several years. Neil is honored to serve on the Board and looking forward to it.

ADJOURNMENT

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

The meeting was adjourned at 6:03 p.m.



Planning Commission

Planning Commission Secretary-Lori A. Kovach