

Village of  
**Glenwillow**  
Honoring the Past - Welcoming the Future

**Planning Commission**  
September 20, 2023 – 5:30 pm.

Jeff Adie called the Planning Commission meeting to order at 5:30 PM.

Present: Jeff Adie, Mayor Cegelka, Scott McColl, Neil DeCarlo

Absent: Tim Hauptert

Others Present: Law Director, Mark Marong, Building Official, Braden Thomas, Engineer, Mike Henry

**Public hearing for 0 Pergl Rd, Permanent Parcel #991-06-023. Pauline Stasick requests a 288 square foot variance from codified ordinance 1135.03(b)(1) to allow the building of a single-family home on a 39,712 square foot lot where 40,000 square feet is required. The property is zoned Country Home District.**

The public hearing opened at 5:31 pm.

Thaddeus Hudgines, 27935 Pergl Road, Glenwillow. Mr. Hudgines stated that he has lived in the Village for eight years. He has issues with a building going on the property. He asked if the property has already been sold.

Mr. Thomas replied that he believes it is under contract.

Mr. Hudgines has concerns about granting the variance. He lives next door and due to the elevation of the property requesting the variance, he gets the water run off into the side of his house. When he bought his home, it had a gravel driveway. He put in a concrete driveway, and he had to put a drain all the way across the driveway and a section of drains to control the runoff that comes down the slope onto the concrete. Without all of the drains, the runoff would go right up to his porch. He buried a pipe in the flower bed to run the drain away from the house. There is an elevation situation with the property that will need to be addressed if this goes through. The water table would have to be lowered.

Mr. Hudgines stated that he has well water and wonders where the water will go from the water table if a house is built on the property. This issue will need to be addressed. Mr. Hudgines stated that Ms. Stasick has owned the property since 1978, and public records show that she has gone through a situation with the Village of Glenwillow and the value of the property in regard to taxes.

Mr. Hudgines told the board that he keeps up with his property maintenance. There are issues with trees on the neighboring property that need to be addressed. The property has been neglected. The property should be made safe before it can be sold. It is a danger to the surrounding properties.

The following has occurred since Mr. Hudgines has lived on Pergl Road. The first year he moved in, the road was torn up and he had a port-a-potty sitting out front. A culvert pipe was put in for the betterment of the community. A year and a half later, the road was gobbled up again and there were all kinds of equipment on the street. Right now, the road is torn up for work being done for the betterment of the community. He supports these things as they are for the betterment of the community.

If the variance is granted and someone builds on the property, there will be all kinds of equipment in and out and a lot of noise. He would not be happy with all the noise if they built next door. Mr. Hudgines asked if the party interested in selling this property is at this meeting. He enjoys living in the Village, as it is a jewel neighborhood, it is almost like living in a park. He is asking the Village to take this into consideration to keep it park like. To put a home in every spot you can find would be the worst thing that could happen to that area. He treasures the area.



Timothy Caron, owner of permanent parcels 99106013, 99106024, 99118003, addressed the board. This past year, Mr. Caron received a request to remove a tool shed from one of his properties. He removed this shed to be in compliance with the code. He values his privacy and does not want anyone on the adjacent property next door. The wooded area, the scrub growth that is on his property line just west of the easement, used to house his mother's prize flower gardens. They were ripped out when sewers were put in. The scrub growth is there to cover the buildings in the back. He does not want anyone to see these buildings. He has a pond in the back that he keeps pristine. Mr. Caron does not want a house on the property, he does not support the variance for this property nor any easements for the property. He has concerns with the property, one of the trees has broken off and damaged the roof of one of his barns. He did not make an issue of it. No one takes care of this property. He has lived here since 1979 and has never seen any maintenance on this property. He would like the property to be left alone. The Village had a plan in the past for a nature trail through the property. If the Village wants to do something, they should acquire the property or let him, or Mr. Hudgins obtain it at a reasonable price, and they would leave it in its natural state and maintain it.

Patrick Martin, 7544 Richmond Road, Bedford, addressed the board. He owns a parcel of land behind the property. He does not want anything there; it is like a nature preserve and he would like to see it kept that way.

Lori Chimiak, resides at 27925 Pergl Road with Timothy Caron. She stated that she hears owls from that area, and they are a protected species. If anyone will be taking trees down, ODNR should be called first.

Barb DiBacco, 27945 Pergl Road, addressed the board. She does not have an issue with anyone building a home, however, she does not feel the ordinance should be changed. The Country Home District needs that amount of square footage to build a home. If it were only a 10- or 20-foot variance it may be okay, but since it's hundreds, she does not think it should be granted. She is not in favor of changing the Country Home District's set parameters.

There being no other comments, the public hearing closed at 5:53 pm.

**Scott McColl, seconded by Mayor Ceglka, moved to approve the minutes of the August 30, 2023, Planning Commission meeting.**

**Roll call on the motion: Yeas: Adie, Cegelka, McColl, DeCarlo  
4 Yeas, 0 Nays**

**Citizen comments on agenda items only.**

No comments

#### **Old Business**

None.

#### **New Business**

Pauline Stasick

0 Pergl Rd, Permanent Parcel #991-06-023

Requests a 288 square foot variance from codified ordinance 1135.03(b)(1) to allow the building of a single-family home on a 39,712 square foot lot where 40,000 square feet is required. The property is zoned Country Home District.

Mr. Thomas stated that the property is in the Country Home District and currently the parcel is 39,712 square feet, 288 square feet shy of what would be considered a buildable lot.

Mr. Marong stated that the board likes to hear from the applicant or agent as to the practical difficulties test for the variance request. The application can be continued as no one was present to explain the practical difficulty for the variance request.

Mr. Thomas did reach out to the realtor and the applicant and did not receive a response.

Mayor Cegelka stated that since no one was present and there has been no correspondence from the applicant or agent, he thinks they should table this to be presented at the next meeting. Mayor Cegelka addressed the residents present and let them know that they can come and talk to him and the engineer about any water/drainage issues and tree clearances.

Mr. Marong stated that the letters and pictures sent from residents will be made part of the record along with the minutes of testimony.

Mr. DeCarlo asked what happens if the applicant does not come to the next meeting. Does it continually get tabled?

Mr. Marong replied that legally as a collective commission at some point a decision should be made. Mr. Adie asked if there is an obligation on the part of the Village to call the applicant to see if they are willing to come to a meeting.


Mr. Thomas will continue to reach out to the applicant/agent to see if they will attend the next meeting.

Mayor Cegelka, seconded by Scott McColl, moved to table the variance request for 0 Pergl Road, Permanent Parcel #991-06-023, to allow the building of a single-family home on a 39,712 square foot lot.


**Roll call on the motion: Yeas: Adie, Cegelka, McColl, DeCarlo**  
**4 Yeas, 0 Nays**  
**Motion carried.**

#### Adjournment

There being no further business to come before the Planning Commission, Jeff Adie, seconded by Mayor Cegelka, moved to adjourn the September 20, 2023, Planning Commission meeting. All in favor.  
The meeting was adjourned at 6:01 pm.

  
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Planning Commission

11/15/27  
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Date

  
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Lori Kovach, Planning Commission Secretary