



Tim Hauptert, Chairperson, called the Planning Commission meeting to order at 5:31 PM.

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

Absent: None

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

APPROVAL OF MINUTES

Scott McColl, seconded by Neil DeCarlo, moved to approve the minutes of the May 15, 2024, Planning Commission meeting.

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

PUBLIC COMMENTS ON AGENDA ITEMS ONLY

None

OLD BUSINESS

None

NEW BUSINESS

- 1) Kelley Lametto
7245 Richmond Road
Requests site approval of an addition in the Country Home District.

Mr. Thomas stated that the submittal is for an addition at 7245 Richmond Road. Some initial documents were sent out to the ARB for review; seemed to be pleased with the addition. Applicants are present for the meeting.

Scott Lametto, Kelley's husband, owner of the property at 7245 Richmond, addressed the Commission. Plan to put on an addition for a master bedroom and a family room. Also plan on other renovations to the existing house. They are keeping the existing garage. The plan is to put on new siding, windows, doors, and patio. They are extremely excited; they love the property.

Michael Atwara, builder, spoke to the commission. They are requesting approval for a 28x28 square foot addition (784 square feet). Family room will be on one side and the master bedroom, bath and walk in closet on the other side. New siding and windows will be installed. They will be painting, adding new interior doors, and a stamped concrete patio on side of the house. They will be framing the front porch out and extending it out further with a deck. There will be matching posts in front of the garage. They have been working on the inside of the house until they can start on the outside.

Mr. Hauptert asked how long it will take to add the addition once they are granted all approvals to move forward. Mr. Atwara stated that it will be a minimum of three months. They would like to start the foundation within a week to two weeks. They will also be replacing duct work and adding a new furnace.

Mr. Henry, Village engineer, stated that engineer comments were given to the building official. The only comment is to make sure the discharges do not go onto the adjacent properties. Everything needs to be directed away from the house. There is also a comment on the footer drain; need to know where the final endpoint is; be sure it is updated on the plan. There are no issues with setbacks.

Mr. Marong stated that the approval should be subject to final engineering approval.

Mayor Cegelka asked if the landscaping out front will be redone. Mr. Atwara replied that they will review when get to the front changes as some of the existing landscape will be affected.

Mr. Adie asked where the dumpster will be located while they are working; will it be visible? Mr. Atwara responded that the dumpster will be either on the farthest side of driveway or the back of the house as they will need to be able to get equipment in back. Mr. Adie clarified that Mr. Atwara is the project manager; he would be the contact should there be any issues with the dumpster. Mr. Hauptert agrees with Mr. Adie; wants to be sure dumpster is kept under control.

Mr. Adie, seconded by Mr. McColl, moved to approve the site plan for the addition at 7245 Richmond Road, subject to final engineering approval.

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

- 2) Sarah Siebert – Wayne Homes
Windland Residence
7295 Richmond Road
New home build
Requests site approval of a new single family home in the Country Home District.

Mr. Thomas introduced the application by Wayne Homes and Javia and Steven Windland for a new single family dwelling. Mr. Thomas stated that there has been some back and forth with site plans and engineering reviews. Sarah Siebert from Wayne homes just submitted a revised site plan late this afternoon; the plan has been sent to Mike Henry. There are some outstanding issues with landscaping plan and few other items that the building department will address prior to issuing the permits. This is the first new home in the Village that falls under the new permit fee schedule. Other fees required before permits can be issued; landscape deposit fee of \$5,000, sewer tap fee to village of \$1,744, Bedford Hts sewer fee of \$1,000. Mr. Thomas reminded all that the ordinance for the landscaping states that the builder and the owner are responsible for the completion of the landscaping. There are no issues with the construction drawings. Full approvals are pending site approval from engineering and all fees paid.

Javia and Steve Windland, owners of the vacant lot, addressed the board. They are proposing to build a 4,200 square foot home with four or five bedrooms and three and a half baths. They are working on the landscaping plan, they do not have a confirmed plan in place. The

Commission was shown the most recent drawings. The plan has a walk out off the master bedroom and a patio. They are moving here from Akron.

Lee Roberts, representative for the builder, Wayne Homes, stated that they are looking at about six months to build the home, weather permitting. They are ready to get things moving after approvals are granted.

Mike Henry stated that comments for the site plan were sent out. Revised plans were received, but have not been reviewed yet. The approval should be subject to engineer approval before permits can be issued.

Mr. Thomas asked the owner and builder to clarify what the homeowner is responsible for and what is the builder responsible for in regards to the project. Mr. Roberts replied that Wayne homes is responsible for building the house; the owner is responsible for the utilities and driveway construction.

Mr. Marong clarified that Wayne Homes is not responsible contractually for the finishings on the outside of the home. He stated that the Village's code requires the contractor and owner to be responsible if the lawn and the landscaping are not completed. The Village does require a landscape deposit, but it will cost much more than the deposit to put in the lawn and the landscaping. He wants the owner to be aware so they are sure to budget for the lawn and the landscaping. These items are code obligations; if not completed, citations will be issued. Mr. Marong reiterated that the owners should allocate funds for the lawn and landscaping on the front end.

Mr. Hauptert addressed Mr. Henry. He asked if the previous submittal for this location is being used at all.

Mr. Henry responded that the plan is stamped by another engineer. It is a new plan with new engineer stamped the plans; starting anew. Mr. Hauptert clarified that they cannot use any prior information/submittal.

Mr. Marong stated that approvals only last for a year; the previous plans were submitted long before a year ago.

Mayor Cegelka asked if the Windlands plan on putting a shed in the back. They stated that they plan to eventually.

Mr. Adie asked about the management of the dumpster and stressed the importance of it being managed. He also asked how many courses there are for the basement. Mr. Windland replied that there are thirteen courses.

Mayor Cegelka asked Mr. Henry if the lot goes to Oakwood. Mr. Henry replied, yes; that side of the street going south to Broadway, water is maintained by the City of Cleveland Water and NEORS (Northeast Ohio Regional Sewer District). Mr. Henry will check on the fees for the utilities.

Mr. Thomas stated that the deposits and all fees must be paid prior to issuance of any building permits. All fees need to be taken care of up front.

Mr. DeCarlo asked if there is a separate landscape approval. Mr. Thomas stated that the landscape plan has been reviewed. Comments were received and sent to the owner and the

builder. Mrs. Windland asked if the landscape plan has to be set in stone. Mr. Windland asked if all the bushes and trees need to be done within 30 days of build. They need clarification on the landscape requirements.

Mr. Marong responded that the full landscape plan must be completed before the deposit will be returned. The plan can be modified but must be approved. Mr. Roberts from Wayne Homes asked if the landscaping will affect getting occupancy or just to get deposit back. It is for deposit. Mrs. Windland asked if the house is completed in the winter, will they have until spring to complete the landscaping. Mr. Windland asked if they require new top soil and seed since there is grass there. Mr. Thomas replied that most of the existing grass will be destroyed with the build.

Mr. Windland asked if they are required to have a concrete driveway. Mr. Thomas responded, yes, a concrete driveway is required.

Mr. Marong stated that the building official will work with the builder and owner if weather prevents driveway pour/lawn/landscaping plantings. Mr. Thomas will reasonably work with the owner so long as progress is being made.

Mr. Adie, seconded by Mr. Decarlo, moved to grant site approval for the new single family home at 7295 Richmond Road, subject to final engineering, building, and landscape approvals.

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

MISCELLANEOUS

Mr. Thomas stated that there will be new landscaping reviews for the two new houses on Pettibone. There are new contractors involved; they are scrapping the original plans and coming up with new plans. There could potentially be a special meeting. Mr. Marong clarified that since council meeting is July 17, PC and ARB will meet and Council will follow per code.

ADJOURNMENT

There being no further business to come before the Planning Commission, Mr. Adie, seconded by Mr. Hauptert, moved to adjourn the June 19, 2024, Planning Commission meeting. All in favor. The meeting was adjourned at 6:03 pm.



Planning Commission

2/17/24
Date



Lori Kovach, Planning Commission Secretary