

**VILLAGE OF CHAGRIN FALLS  
PLANNING AND ZONING COMMISSION  
September 18, 2017**

Members present: Rogoff, Baker, Touzalin, Feniger, Davis  
Also present: Himes, Lindner, Jamieson, Edwards

The meeting was called to order at 7:30 p.m. by Chairman Patti Baker.

**APPROVAL OF MINUTES**

Moved by Mrs. Feniger, seconded by Ms. Rogoff that the minutes of the meeting held August 21, 2017 be approved. Carried. Ayes: Rogoff, Baker, Touzalin, Feniger, Davis. Nays: None.

**INTERMEDIATE SCHOOL PARKING AND LANDSCAPING PLANS**

Mr. Himes said a public hearing notice was sent to all adjacent property owners and the residents across the street. Section 1109.05(b)(2)(b) gives the Planning and Zoning Commission general authority over erection of buildings in all districts except for R1 and R2 districts. Section 1109.05(b)(2)(a) says that the enlargement of use and any change in the arrangement of parking triggers the Planning and Zoning Commission's review of a parking plan and Section 1141.16 states that approval of a parking plan by the Planning and Zoning Commission is required. They have provided a parking plan that meets the code for the number of parking spaces. For high schools and middle schools the parking requirement is 1 for every 10 students or 1 for each teacher and employee or 1/4 of the seats in the auditorium. One for every 10 students would be 40 parking spaces and 1 for each teacher and employee comes to 50 parking spaces and 1 for every 4 seats in the auditorium comes to 120 parking spaces and they are providing 123 parking spaces.

Mr. Himes said Section 1142.05(a) requires a perimeter screen around parking areas not less than 5' on center and 2' high minimum. They did not specify heights or spacing on their plan. It appeared that on the south side the spacing was a little greater than 5' on center. There is also a requirement in Section 1142.05(b) that 5% of the interior of a parking lot that is over 50 square feet has to have 5% of its area dedicated to interior landscaping. According to my calculations, 2,123 square feet would be required and it appears that 2,280 square feet would be provided. I did take just the main body of the front parking lot but I did not include the perimeter parking behind the building. In Section 1123.08 there is some discretion on the Planning and Zoning Commission's part. You may require screening where lots adjoin a residential districts and it talks about the screening requirements that are contained in Section 1142.06(b) and basically says that a planted area shall provide a continuous visual screen with an initial height of at least 8'. You can require a little more screening than what is required in Section 1141 for residential districts.

Mr. Himes said the school is also seeking some minor variances for side yard setbacks, parking in

the front yard because the Philomethian Street side is the front for zoning purposes, a minor parking buffer variance on the south side, the height of the main buildings, and lot coverage of the main building.

The plans were reviewed, there was discussion, and questions were answered.

Oana Mociolaca, 83 East Washington Street, asked about the plan closest to her back yard. Michael Carter, with Stantec Architects, said the building will continue to function as it was as an intermediate school. We are pulling the playground off of the property line so the playground will not be in front of your rear lot line anymore. Mrs. Baker said I think that will be a lot better not to have the playground right there in your back yard.

Mrs. Baker asked if they could come back with a more specific landscaping plan. They would like to know what kind of trees and bushes they will be using. Mr. Carter said yes, we can.

Moved by Ms. Rogoff, seconded by Mrs. Baker that we accept the parking plan with the pedestrian walkway along the north side of the parking lot and a space in the center for the busses to circulate around and circulation for the cars to come in and out at the north entrance. Carried. Ayes: Rogoff, Baker, Touzalin, Feniger, Davis. Nays: None.

**GRADE**

Nothing new has been presented to the commission.

**ACCESSORY STRUCTURES**

Mrs. Lindner explained the changes to proposed revision 1125.04(d), final draft dated September 13, 2017, and there was discussion. This will be addressed again at the next meeting.

The meeting adjourned at 9:05 p.m.

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Patti Baker, Chairman  
lgb

#### **1125.04 AREA, YARD AND HEIGHT REGULATION; ACCESSORY BUILDINGS AND STRUCTURES.**

Accessory buildings and structures shall not be located in required yards except as permitted herein. However, landscape features and private gardens in conformance with applicable height and visibility regulations may be located in any required yard.

- (a) Accessory Buildings Including Detached Garages. *No change.*
- (b) Driveways. *No change.*
- (c) Fences, Walls and Hedges. *No change.*
- (d) Recreational Uses.
  - (1) Swimming pools. Swimming pools shall be located only in rear yards and shall be set back a minimum distance of ten feet from each lot line. Any swimming pool in which water may collect to a depth in excess of one and one-half feet shall be enclosed by a wall or fence as regulated in Chapter 1148.
  - (2) Recreation courts. Tennis, basketball and other recreation courts shall be located only in rear yards and shall be set back from each lot line a minimum distance of ten feet as measured either from the enclosing fence or, if no fence is required, from the edge of the court surface. Tennis courts shall be enclosed by a metal chain link or mesh fence as regulated in Chapter 1148. ~~None of the regulations~~ This section shall not be deemed to restrict the location prohibit placement of a basketball backboard. on a garage wall or roof.
  - (3) Play Equipment Structures. Play equipment shall be located only in side or rear yards. Play equipment with a footprint in excess of fifty (50) square feet in area or a height greater than ~~six (6)~~ twelve (12) feet shall be considered a structure. Such structures shall be located only in side or rear yards and set back a minimum distance of ten feet from each lot line as measured from the property line to the outer edge of any support framework of the equipment or any supporting framework. The area shall be that of a rectangle that encloses the supporting framework. The height shall be measured from any point of the adjacent ground elevation to the highest point of any roof or other supporting framework. For corner lots, the minimum distance from the side street line shall be five feet plus the setback for the main building.
  - (4) Outdoor Recreational Fireplaces. Outdoor Recreational Fireplaces are permanent structures that include a firebox and chimney. Such structures may be attached or detached from the dwelling and are permitted in accordance with the following standards:
    - A. Any Outdoor Recreational Fireplace that is attached to a dwelling shall be considered to be part of the dwelling.
    - B. Detached Outdoor Recreational Fireplaces shall be located only in rear yards no closer than ten (10) feet to any side or rear property line of a lot. For corner lots, the minimum distance from the side street line shall be five feet plus the setback for the main building.
    - C. Any Outdoor Recreational Fireplace that is detached from the dwelling shall not exceed ~~twelve (12)~~ fifteen (15) feet in height. Neither shall such structures exceed eight (8) feet in width nor five (5) feet in depth for the first five (5) feet in height.

nor three (3) feet in width or depth for any portion of the structure above the height of five (5) feet.

- D. Outdoor Recreational Fireplaces shall be constructed of decorative brick or stone and shall have an equal level of finish on all sides.
  - E. Fuel for outdoor recreational fireplaces shall be restricted to non-treated, seasoned, dry wood, and shall not contain any rubbish, garbage, rags, trash, or any material coated with rubber, plastic, leather or petroleum based materials or any flammable or combustible liquids. However, alternative burning systems that are specifically designed and approved for Outdoor Recreational Fireplaces utilizing such energy sources as electricity or gas may also be authorized.
  - F. The use of an Outdoor Recreational Fireplace shall be in compliance with the Environmental Performance Regulations set forth in Chapter 1144 and with the Fire Prevention Code.
  - G. The use of an Outdoor Recreational Fireplace shall not create a public nuisance or health hazard due to smoke, fumes, sparks, heat, debris, or odor.
- (e) Central Air Conditioner Units, Heat Pumps. *No change*
  - (f) Generators. *No change*

Respectfully Submitted,  
Julie S. Lindner, AICP