

**VILLAGE OF CHAGRIN FALLS
PLANNING AND ZONING COMMISSION
May 21, 2018**

Members present: Rogoff, Baker, Paolozzi, Davis
Also present: Edwards, Markowitz, Jamieson, Christina Znidarsic

The meeting was called to order at 7:00 p.m. by Chairman Patti Baker, at 218 Cleveland Street.

APPROVAL OF MINUTES

The minutes of the meeting held March 19, 2018 were approved.

CLEVELAND STREET - CHAGRIN RIVER TOWN HOMES. NEW SUBDIVISION

Michel Horton, from Horton Harper Architects, along with Andrew Brickman made a presentation describing their proposed project. JA Recktenwald, from David Lewin Corp., described the geotechnical survey performed on the property. A tour was given of the site and questions were answered.

At 8:00 p.m. the meeting reconvened at the village hall, where Mrs. Feniger joined the meeting.

After lengthy discussion, and testimony from the Millers, Znidarsics, and others, a motion was placed on the floor by Ms. Paolozzi and it was seconded by Ms. Rogoff to grant the modifications required by the chief administrative officer's letter of May 11, 2018 (attached) in the following ways: Item #1, that you grant a modification for the means of ingress and egress upon the condition that you provide and pay for any required safety requirements for the site distance clearance determined by the village engineer and the village police department; that you grant the modification to #2 as requested; that you grant the modification to item #3 subject to the requirement that you set back from the crest of the slope the greater of 5' from the actual slope crest, or the setback shown on the plan of May 8, 2018 (that is in front of you tonight) or the safe setback determined by the village engineer after the review of the geotechnical proposal for the means and methods of meeting the geotechnical requirements for safety on the site; for item #4, that you grant a modification that would allow for a setback of 20' to the south lot line; item #5, that you accept that modification as requested from 35' to 22', 1"; item #6, that you approve that as requested subject to the village law director reviewing and approving the association's documents and deed restrictions for the project assuring compliance with Chapter 1130 of the code and that they comply with the hillside protection requirements that will be reviewed by the village engineer, and that they come back to your commission for review and approval of the stormwater management plan for the site, for re-vegetation, and for the landscaping plan for the development. It was mentioned that the east side setback was not amended as the plans presented met the 35' setback required. Also, that in no event shall the stormwater be designed to go over the slope of the river. Carried. Ayes: Feniger, Paolozzi,

Rogoff. Nays: Baker, Davis.

Mrs. Baker said did you say anything about no slope disturbance and no clearing of trees? Mr. Markowitz said the limits of disturbance can be in the landscaping plan, which will have to be presented before they get approval for their permits. It has to come back to the Planning and Zoning Commission for review.

ZONING CODE OVERHAUL

There was no discussion.

The meeting adjourned at 10:05 p.m.

Patti Baker, Chairman
lgb