

**VILLAGE OF CHAGRIN FALLS
PLANNING AND ZONING COMMISSION
June 18, 2018**

Members present: Rogoff, Feniger, Paolozzi, Davis
Also present: Edwards, Lindner

The meeting was called to order at 7:30 p.m. by Secretary Judi Feniger.

APPROVAL OF MINUTES

Moved by Mrs. Feniger, seconded by Ms. Rogoff to approve the minutes of the meeting held April 16, 2018. Carried. Ayes: Rogoff, Paolozzi, Feniger, Davis. Nays: None.

Moved by Mrs. Feniger, seconded by Ms. Rogoff to approve the minutes of the special meeting held May 9, 2018. Carried. Ayes: Rogoff, Paolozzi, Feniger, Davis. Nays: None.

MAPLE LANE - PROPOSED VACATING OF STREET

Ms. Rogoff stated that the reason this is before the Commission is because our code, Chapter 713.02, does not address vacating roads. The Planning and Zoning Commission has the authority to create roads, (ex. Subdivisions) and will be the Commission that addresses vacating roads, as has been done in the past. In 2004, there was an email Julie Lindner found where this item was discussed as a possibility for an agenda item, but nothing has been done since. Mr. Jamieson stated that they found minutes from November 8, 2004 discussing the topic. At that time, a few residents approached Mr. Schach, who was at this meeting and spoke and was the council representative at that time, and had a few comments on vacating the street at that time. There was no further discussion after that meeting. Mr. Jamieson stated that if the street was vacated the Village would re-pave Maple Lane and then turn it over to the residents, then would be considered a private drive and thereafter be responsible for maintaining the street.

Mrs. Davis brought up the issue of if this was approved, when a property is to transfer there should be some things stated on the deed or a homeowners association stating who is responsible for maintaining the street. Concern to vacate Maple Lane and who is responsible for snow plowing it or creating the document for each homeowner.

A resident from Maple Lane, Ken Johnson, owner of 89 East Cottage Street, asked if the street would be split into 4 parcels and each owner would be responsible or how would this work? Would there be some type of maintenance agreement? A homeowners association would need to be created.

Ms. Rogoff also suggested that the sidewalk maintenance needs to be addressed.

Mr. Jamieson stated that he wasn't expecting a decision at this time but wanted to make the members aware of the information that he has.

Mr. Johnson suggested another idea might be to make Maple Lane a dead-end street, allowing the village to still maintain the street. Commission members advised that there is more discussion needed.

Don Anderson, 99 East Cottage Street, mentioned that he was at the last meeting where they talked about vacating the street and was opposed to it. He also mentioned that there were at least two residents at that time that were also opposed to vacating the street. Both Mr. Anderson and Mr. Johnson stated that they are opposed to vacating the street at this time. However, both agree that a one-way street would be acceptable.

No action was taken. Ms. Rogoff will address this at the next council meeting and then advise this Commission if it will be addressed again at the next Planning and Zoning Commission meeting.

ZONING CODE OVERHAUL

Chapter 1115 was discussed and comments and changes were reviewed. Mrs. Lindner will update and send replacement changes. Chapter 1105 and 1107 will be discussed at the next meeting.

BELL STREET, BELL TOWER COURT - ADDITIONAL TOWN HOMES

Rob Jamieson spoke regarding the Town Homes. He recently finished the zoning review, and has plans for members to review. Gillian Maul, representative with B.N. Knez Construction who is proposing the Town Homes on Bell Street, (the final 9 units) spoke and gave direction on why they would like to make minimal changes. Discussion on sidewalks and further direction is needed on this topic. Mr. Jamieson will follow up with his zoning letter addressing the building separation issues, sidewalks, and any issues with zoning. Notices will be sent to neighboring residents before the next meeting.

Gillian Maul will take the feedback and move forward to make an official submission. No action was taken.

The meeting adjourned at 8:47p.m.

Judi Feniger, Secretary
dab/lgb