

**VILLAGE OF CHAGRIN FALLS  
PLANNING AND ZONING COMMISSION  
June 19, 2017**

Members present: Rogoff, Baker, Touzalin, Feniger, Davis  
Also present: Lindner, Maersch, Alunni, Edwards

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

**APPROVAL OF MINUTES**

Moved by Ms. Rogoff, seconded by Mrs. Davis that the minutes of the meeting held May 15, 2017 be approved. Carried. Ayes: Rogoff, Baker, Touzalin, Feniger. Nays: Davis.

**SOLAR PANELS**

Mr. Edwards said this has been reviewed by the law director and a public hearing is scheduled for Monday, July 10, 2017.

Ordinance No. 2017-34 was reviewed and discussed.

It was agreed to add “solar panels shall not extend within three (3) feet of the sides of the roof from the eave to the ridge and along the ridge top”, in Section 1153.05(c)(2), as suggested by Fire Marshall Jim Alunni.

It was also agreed to add “at the front elevation of the property” in Section 1153.05(d).

Moved by Mrs. Baker, seconded by Mrs. Feniger to approve this ordinance, as amended, and recommend it to Council. Carried. Ayes: Rogoff, Baker, Touzalin, Feniger, Davis. Nays: None.

**GRADE & HEIGHT**

Design Related Issues: Grade & Height - Review Standards & Variances dated April 10, 2017 was reviewed and discussed. The main focus of the discussion was regarding “where an applicant for a building permit proposes to change the existing grade of a lot by more than three (3) inches, such change shall be reviewed by the Architectural Review Board to ensure that the proposed building elevation and site grading are compatible with adjacent property and that the standards set forth in Section 1115.04 are met”.

It was agreed to change “adjacent” in Section 1115.03(2) to “contiguous”.

Mrs. Baker suggested that the variance aspect of this, Section 1109.05, should be separate from grade & height.

This will be sent to the law director for his review.

The meeting adjourned at 8:50 p.m.

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Patti Baker, Chairman  
lgb