

**VILLAGE OF CHAGRIN FALLS  
PLANNING AND ZONING COMMISSION  
January 15, 2018**

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

The meeting was called to order at 7:35 p.m. by Mr. Jamieson.

Ms. Rogoff swore in new member Nicole Paolozzi.

**ORGANIZATION**

Ms. Rogoff opened nominations for Planning and Zoning Commission Chairman. Moved by Ms. Rogoff, seconded by Mrs. Davis that Mrs. Baker serve as Chairman for the year 2018. Carried. Ayes: Rogoff, Baker, Feniger, Paolozzi, Davis. Nays: None. Ms. Rogoff closed the nominations.

Mrs. Baker opened nominations for Planning and Zoning Commission Secretary. Moved by Ms. Rogoff, seconded by Mrs. Baker that Mrs. Feniger serve as Secretary for the year 2018. Carried. Ayes: Rogoff, Feniger, Baker, Paolozzi, Davis. Nays: None. Mrs. Baker closed the nominations.

**APPROVAL OF MINUTES**

Moved by Mrs. Feniger, seconded by Ms. Rogoff that the minutes of the meeting held November 20, 2017 be approved. Carried. Ayes: Baker, Rogoff, Feniger, Davis. Abstain: Paolozzi. Nays: None.

**DISCUSSION POINTS**

Mrs. Lindner presented to the Commission "Discussion Points for the Planning and Zoning Commission's Consideration" and it was reviewed in length. Comments were heard and questions were answered. There will be continued discussion at the next meeting.

**MEETING NOTICE**

The next meeting will be held on Wednesday, February 21, 2018 at 7:30 p.m.

The meeting adjourned at 9:09 p.m.

  
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Patti Baker, Chairman  
lgb

**Discussion Points for Planning & Zoning Consideration**  
**January 15, 2018**

1. Ref. 1107.11; 1125.05 - Home Occupation
  - Clarify whether or not allowed in accessory building. Definition says "conducted wholly within a dwelling" while 1125.05(a)(2) says "conducted within a completely enclosed building".
  - Consider adequacy of area limitations - 25% ;150 sf.
  
2. Ref. 1113.04 - Amendments ; Action by Council
  - Consider proposed policy change for text/map amendments that allows Council to act without receiving the recommendation of P&Z.
    - *Current:*

Upon receiving the recommendation of the Planning and Zoning Commission on a proposed amendment, Council shall hold a public hearing. For all proposed text or Map amendments notice shall be posted on the Village's website at least thirty days before the date of the hearing.
    - *Proposed:*

Upon receiving the recommendation of the Planning and Zoning Commission on a proposed amendment, or in the event no action is taken by the Commission on the proposed amendment within 30 days after (i) the referral by Council, or (ii) 60 days after a complete rezoning application is received from a property owner, Council shall hold a public hearing. For all proposed text or Map amendments, notice shall conform to the requirements of Section 1109.09 of the Planning and Zoning Code.
  
3. Ref. Chapter 1123 - Park and Institutional District
  - Consider separating into two Chapters, 1123 Institutional, 1124 Park.
  - In a park district should accessory retail sales be allowed (concessions) ?
  - Change Cluster Overlay on current PI to another residential district.
  
4. Ref. 1127.09 - Diagram of required yards between buildings
  - Consider removing from Code and referring to drawings as may be on file in the Building Department so that modifications would not require a code amendment.

5. Ref. 1129.08 Multifamily – recreational vehicles
  - Current prohibits outside parking and storage of recreational vehicles.
  - Consider allowing temporary parking as in 1125.08(d)(6).
  
6. Ref. 1139.02(a)(6) – Limited Industrial; Mixed Use
  - Consider permitted uses for continued appropriateness.
  
7. Ref. Chapter 1146.04 (c)(6) Standards of Review for accessory structures
  - Staff requests guidance on the applicability of the Chapter to accessory structures in general and fences in particular.
  - How to determine impact on Historic Structures without requiring Historic Significance Report.
  - Consider a template book for fences approved by ABR that allows administrative approval if one of the designs is used.
  
8. Ref. 1148.06 (b) Barbed wire fences in Limited Industrial
  - Consider removing language that allows barbed wire fencing given changing character of the District.

*Respectfully Submitted,  
Julie S. Lindner, AICP  
January 12, 2018*