

**VILLAGE OF CHAGRIN FALLS
PLANNING AND ZONING COMMISSION
November 19, 2018**

Members present: Baker, Rogoff, Paolozzi, Feniger, Davis
Also present: Lindner, Jamieson, 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. Baker that the minutes of the meeting held October 15, 2018 be approved. Carried. Ayes: Baker, Rogoff, Paolozzi, Feniger, Davis. Nays: None.

165 EAST WASHINGTON STREET - ATTACHED SINGLE-FAMILY TOWN HOMES

Mr. Jamieson said this project did go before the ARB on October 16, 2018 and they did receive preliminary approval.

Bill Sanderson, Vice President of Knez Homes, along with Rick Siegfried and Dave Jansen made a presentation for a new subdivision with attached single-family town homes. The commission addressed their concerns with the zoning issues.

John Barnard, 177 East Washington Street, stated that his concern is the setback from the building he owns and potential structural damage. Mr. Sanderson said we are a professional construction company. Often times we are building a couple of feet off of the property line between two structures so, for us, this is plenty of room. We don't want to damage our neighbor's property and we want to make sure that our property is also properly constructed.

Moved by Mrs. Baker, seconded by Mrs. Feniger to grant the modification listed in number ten: "Section 1161.06(i) Required Construction Improvements, Street Width, requires that the width of the street shall be 26 feet measured from the back of the curb and centered in the right-of-way. The proposed street is 24 feet in width. Carried. Ayes: Baker, Rogoff, Paolozzi, Feniger, Davis. Nays: None.

Mrs. Baker said my proposal would be to not do anything about the remainder of these and have the Board of Zoning Appeals hear this and I think more people would get notices. The BZA has a more vigorous hearing process. I think the requests to reduce the setbacks are too significant for me to agree to those and everything else follows from that; the projections, the distance between buildings, and the coverage. All of that plays into the overall design of the development that I think is just too massive for this site even though it is an industrial site and it has some industrial things around it. I think you could just shrink things a little bit and it could be a little bit less of an impact. It is not

just to send it to the BZA, but that I am denying these requests for setbacks.

Mrs. Feniger said a few of us aren't comfortable with the mass of the building on this site. We would love to see something on this property but it is so massive for this property and there are so many variances needed.

Moved by Mrs. Baker, seconded by Mrs. Feniger that a part from number ten, which we already voted on to grant that modification, the remaining modifications are either not in our purview or for number 5 and number 6, the yard and buffer regulations, I would move to deny those requests for modification not that I wouldn't modify the yard at all but I feel like the extent of the encroachment into the setback is too much particularly along East Washington Street. I would move to deny those two and, other than number ten, not vote on the remaining numbers and refer them to the BZA. Carried. Ayes: Baker, Feniger, Davis. Nays: Rogoff, Paolozzi.

ZONING CODE REVIEW

The changes to Chapter 1129 were reviewed and discussed.

MEETING NOTICE

Moved by Mrs. Baker, seconded by Ms. Rogoff that we start our meetings at 7:00 p.m. on a regular basis starting in January, 2019. Carried. Ayes: Baker, Rogoff, Paolozzi, Feniger, Davis. Nays: None.

The meeting adjourned at 9:49 p.m.

Patti Baker, Chairman
lgb