

**VILLAGE OF CHAGRIN FALLS  
PLANNING AND ZONING COMMISSION  
August 17, 2020**

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

The virtual meeting was called to order at 7:00 p.m. by Chairman Patti Baker.

**APPROVAL OF MINUTES**

Moved by Mrs. Davis, seconded by Mrs. Feniger that the minutes of the meeting held January 20, 2020 be approved. Carried. Ayes: Baker, Rogoff, Paolozzi, Feniger, Davis. Nays: None.

**RIVERHAUS DEVELOPMENT / CLEVELAND STREET BRICKHAUS PARTNERS LLC**

Riverhaus submitted plans for preliminary plat review and request for modifications to Sections 1130.02<sup>©</sup>, 1130.06(a)(1)(a), 1130.06(a)(1)(b), 1130.06(a)(1)<sup>©</sup>, and 1161.05(h)(4).

Many concerns were raised by the commission and there was discussion regarding the limits of disturbance for the common space, landscaping, which should be reviewed in September, the hillside, the easement, declaration of covenants, and the cantilevered balconies.

After lengthy review and discussion, the following motions were placed on the floor:

Moved by Mrs. Baker, seconded by Mrs. Feniger to grant the modifications requested for a zero front yard setback as indicated in No. 3 of the zoning letter, dated August 12, 2020, with the addition that it is not just for units 3, 4, 5, and 6 but for units 1 and 2 as well and that would be conditioned upon our approval of the development agreement and the DCCR. Carried. Ayes: Baker, Rogoff, Paolozzi, Feniger, Davis. Nays: None.

Moved by Mrs. Baker, seconded by Ms. Paolozzi that No. 4 in the zoning letter, the side yards, which would be as shown on the plans dated August 6, 2020, showing a 3 foot side yard between units 3, 4, & 5, a 3 foot side yard on the west side of unit 6 and it doesn't say it here, but we need to add that there is a 3 foot side yard setback to the east of unit 2 and there is no side yard for unit 1. Mr. Jamieson said there is no side yard at all for unit 1, that is part of the ASF structure, and then there is no eastern side yard for unit 6. Mrs. Baker said so that would be a modification to this 1130.06(a)(1)(b) and it would have to say conditioned upon approval of the development agreement and the DCCR. Carried. Ayes: Baker, Rogoff, Paolozzi, Feniger, Davis. Nays: None.

Moved by Mrs. Baker, seconded by Mrs. Davis that No. 5, looking at the rear yard setbacks, again as stated in the letter here it says for units 3, 4, 5, & 6 and we need to add units 1 & 2 here that they would also receive the modification of a zero rear yard setback from the lot line. So I would move to grant that modification with the same condition as the others. Carried. Ayes: Baker, Rogoff, Paolozzi, Feniger, Davis. Nays: None.

Moved by Mrs. Baker, seconded by Mrs. Feniger that No. 8 on the zoning review letter, the minimum lot depth, that has a different dimension here that does not fit the code. I move to modify as needed to have a lot size as shown on the zoning review letter and on the plans dated August 6, 2020 with the same condition of approval of the development agreement and the DCCR. Carried. Ayes: Baker, Rogoff, Paolozzi, Feniger, Davis. Nays: None.

There was further discussion, comments were heard, and questions were answered.

The meeting adjourned at 9:33 p.m.

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Patti Baker, Chairman  
lgb