

**Meeting of the Planning Commission
Monday, February 8, 2021 ~ 6:00 p.m.**

Board Members Present: Mr. Brown, Mr. Ciraldo, Mr. Lapolla,
Mr. Stoiber, Courtney Zimmerman

Board Members Absent: none

Officials Present: Robert Heydorn, Village Solicitor

Council Members Present: Dann Nivens

Village Staff in Attendance: Marsha Schultz, Administrative Services Clerk

Others in Attendance: Michael Thorson, Mike Mariani, Jeff Foster, Tim & Anne
Carnahan, Mary Eddleman, Julie Trego

For the record, the February 8, 2021, sign-in sheet is attached to the minutes. The Zoom meeting credentials were made available for the public to join. All attendees joined via Zoom.

Call to Order

Chairman, Mr. Stoiber called the meeting to order. Five members were present. Mr. Stoiber confirmed a quorum was present. Mr. Stoiber welcomed everyone to the virtual Zoom meeting of the Planning Commission. The Zoom meeting credentials were made available for the public to join.

Approval of Minutes

Approval of the minutes from January 25, 2021.

Mr. Lapolla made a motion to approve the Planning Commission minutes from the January 25, 2021 meeting. Mr. Brown seconded the motion. Roll call was taken. All members signified their approval by saying aye. Motion carried. The minutes were approved.

Commission Discussion

Plan No.: 2021-003

Michael & Linda Thorson, 2863 Lakeland Pkwy., Lot #297, all, 296 W 5Ft, Silver Lake Estates

Plan No. 2021-003 was tabled at the Planning Commission meeting on January 25, 2021. The application is for a proposed new 17' x 22' kitchen/living addition above the existing garage and also proposed a new 21.6' x 26' two-car garage at grade level. The proposal indicates there will be a total of three car garages: a 1-car and a 2-car garage. Revised plans were submitted February 5, 2021, as requested by the Commission.

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The Commission discussed the additional items requested as indicated at the meeting on January 25, 2021. A survey of property lines has been confirmed. It was noted that the requested items were included on the revised plans, with the exception of the solution for storm water drainage. Mr. Thorson will submit the drainage solution to Village Hall who will in turn submit the solution to the Village Engineer for approval. There was much discussion of options for the drainage solution. The Commission noted that the Village Engineer must approve the solution prior to the permit being issued. Mr. Thorson asked if he were to construct a gravity retaining wall of (barn) stone adjacent to his neighbor's property, is it required to be two feet off the property line? The Commission and Village Solicitor Heydorn confirmed there are not restrictions for a two-foot setback for a barn stone wall in said area.

There being no further discussion by the Commission, Mr. Ciraldo made a motion to conditionally approve Plan No. 2021-003. The condition is based upon approval of a revised engineer plan indicating a solution for overall drainage including connection points for down spout and roof drainage. Said plan is to receive approval from Village Engineer, Gary Rouse prior to receiving the permit from Village Hall. Mr. Thorson must notify Village Hall when the project is staked-out prior to Silver Lake's permit process. Mr. Thorson will also need a building permit from Summit County. Mr. Brown seconded the motion. Roll call was taken. All members signified their approval by saying aye. The motion carried. Plan No. 2021-003 was conditionally approved.

Plan No.: 2021-004

Tom & Kelli McKenna, 3134 Orchard Rd., Lot #377, all, Silver Lake Estates

Plan No. 2021-004 was tabled at the Planning Commission meeting on January 25, 2021. The application is for a proposed new 11' x 9' deck and pergola added to the front of the house. A revision was submitted as requested by the Commission.

The Commission discussed the additional items requested as indicated at the meeting on January 25, 2021. It was noted that the requested items were included on the revised electronic submission for tonight's meeting.

There being no further discussion by the Commission, Mrs. Zimmerman made a motion to approve Plan No. 2021-004 including the supplemental items received tonight and with the condition of notifying Village Hall when the project has been staked-out. Mr. Lapolla seconded the motion. Roll call was taken. All members signified their approval by saying aye. The motion carried. Plan No. 2021-004 was approved.

Plan No.: 2021-002

Michael Mariani, 2905 Elmbrook Dr., Lot #18, all, Elmbrook Rd., Terrace Knolls Sub. Div.

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Application to store a 27' travel trailer straight back from the driveway passed the back yard line; 10' off the side and 10' off the rear property line. Arborvitaes to be planted around the travel trailer for coverage. MIC not needed. Application requires procedures for a conditionally permitted use.

- Neighboring residents of 300-foot radius notified by US Mail
- Village Hall received correspondences from area residents
 - The correspondences received are included on file with the minutes
- Public access to credentials to join the Zoom meeting
 - Zoom weblink was posted on Village Website

Mr. Stoiber read aloud each correspondence received in writing by Village Hall. Mr. Stoiber offered each in attendance the opportunity to speak regarding the request of Plan No. 2021-002. The following attendees spoke in response to opposing Plan No. 2021-002:

- Mrs. Mary Eddleman spoke on behalf of her mother, Mrs. Malinda Morris who resides at 2911 Elmbrook Dr.
- Atty. Timothy Canahan spoke on behalf of his mother-in-law, Mrs. Francis Schiavone who resides at 2901 Elmbrook Dr.
- Ms. Trego spoke on behalf of herself, who resides at 2897 Elmbrook Dr.
- Mr. Nivens, Council member (Representative District A) spoke in response to the application. Mr. Nivens also spoke in reference to tree removal at 2905 Elmbrook, noting that Silver Lake Village did not remove the trees. The trees in question were white pine trees and were the property of the homeowner.
- Mr. Stoiber read aloud Chapter 1163 referencing off street parking and storage regulations.

After hearing the concerns of the residents and hearing a detailed explanation of the regulations regarding Chapter 1163, Mr. Mariani indicated that he appreciates the concerns of the neighborhood. He had no intention of upsetting the neighbors when he cut down white pine trees that were about to become hazardous to his property. He went on to say that he had no intention of upsetting anyone regarding the purchase of the travel trailer. With all of this in mind, Mr. Mariani chose to withdraw the application to store a 27' travel trailer at the back end of the driveway. He did so because he was very mindful of the concerns the neighbors had expressed. He felt it was the neighborly thing to do. He asked for consideration of the Commission and his neighbors while he contracts with a storage company for storage of the travel trailer.

The Commission made note that Mr. Mariani's decision based upon first being very mindful of his neighbors. It was obvious that his decision was based upon the consideration of the comments made regarding the application and doing the right thing in the eyes of his neighbors. The Commission complemented Mr. Mariani on his decision. Mr. Brown asked that the neighbors are notified of Mr. Mariani's willingness to put his neighbors first as he indicates he wants to be a good neighbor. Mr. Heydorn suggested that a letter be mailed to the neighbors who

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received the original notice of application. Such letter to be mailed upon approval of tonight's minutes and to include an excerpt from the section regarding the withdrawal of Mr. Mariani application Plan No. 2011-002.

There being no further discussion by the Commission, Mr. Stoiber accepted Mr. Mariani's withdrawal of Plan No. 2021-002. The Commission offered their appreciation of his mindfulness in his decision. The Commission noted that a letter addressed to the neighboring residents will be mailed with an excerpt of the approved minutes indicating the withdrawal of the application. Mr. Brown seconded. Plan No. 2021-002 was dismissed.

Plan No.: 2021-005

***Jeffrey & Danielle Foster, 2946 Silver Lake Blvd., Lot #214, all, Silver Lake Estates,
Contractor: R & T Fencing/Streetsboro, Ohio***

Application to erect a new fence in rear yard. 159' of 4' aluminum fencing; Florida bronze in color. 62' of 6' board-on-board fencing, natural color. Two gates. MIC was included.

The Commission discussed their concern with the property lines after hearing Mr. Foster's prospective placement regarding abutting his neighbor's existing fence. Mr. Foster indicated he will have the property surveyed to confirm the property lines. The Commission noted that Mr. Foster will need to return to the Planning Commission to request permission for additional fencing (if needed) to connect the proposed fence that is currently planned to abut the neighbor's fence. The color of the proposed wooden board-on-board fence will be a weathered wood-look. The neighbor's fence is also a weathered wood-look. The Commission will receive a copy of the survey prior to the permit being published. The Commission will ask that the Zoning Inspector perform an as-built inspection to confirm this project is within the property lines and meets what has been approved of Plan No. 2021-005.

There being no further discussion by the Commission, Mr. Lapolla made a motion to conditionally approve Plan No. 2021-005 with the condition that a confirmed survey is provided to Village Hall indicating the proposed fence is not extending beyond the property line and Mr. Foster must notify Village Hall when the project is staked out. Mr. Ciraldo seconded the motion. Roll call was taken. All members signified their approval by saying aye. The motion carried. Plan No. 2021-005 was conditionally approved.

Commission Housekeeping

The Commission discussed that each member is asked to schedule a visit to Village Hall to return the correspondence folders used to deliver the packets to their homes and to sign approved

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plans from tonight's meeting. Commissioners were also reminded to return the original plans that were included in the packet regarding Mr. Thorson's Plan No. 2021-003. It was noted to schedule appointment times through Marsha Schultz, so that in-person social distancing is observed due to Covid-19 pandemic.

The Commission discussed the location of upcoming scheduled meetings. The Commission made note that they will continue to offer Zoom access for public attendees while the Commissioners may decide to meet in-person in Village Hall. The Commission will base the decision regarding the meeting location upon the continued safety factors of the Commissioners and attendees. Governor DeWine's recommendations will assist in guiding for continued safety of anyone involved in our meetings. As always, the public will be provided credentials to access the online meeting via Zoom. The Zoom link will be posted on the Village's website.

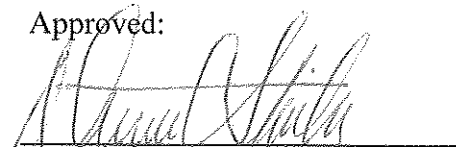
Discussion

Mr. Stoiber provided an update regarding the suggested amended revisions to Ordinance 2020-62. The original language change to Chapter 1133 was submitted to Council in December 2020. It has had a second reading. On February 1, 2021, during the Council meeting, they brought the ordinance out for a third reading as a tabled item and have set a public hearing for March 15, 2021, at 6:45 pm. It was suggested that all Commission members join the public hearing via Zoom.

There being no further items on the Commission's agenda and there being no further discussion, Mr. Ciraldo made a motion to adjourn. Mr. Lapolla seconded. Roll call was taken. All members signified their approval by saying aye. The meeting was adjourned at 7:37 p.m.

The next meeting of the Planning Commission will be held on Monday, February 22, 2021, at 6:00 p.m. The public will be notified as to the location of the meeting along with credentials for accessing the meeting virtually via Zoom.

Approved:



Dennis Stoiber
Chair

Prepared by Marsha Schultz
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