

**Meeting of the Planning Commission  
Monday, February 22, 2021 ~ 6:00 p.m.**

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Board Members Present: Mr. Brown, Mr. Ciraldo, Mr. Lapolla,  
Mr. Stoiber, Courtney Zimmerman  
Board Members Absent: none  
Officials Present: none  
Council Members Present: none  
Village Staff in Attendance: Marsha Schultz, Administrative Services Clerk  
Others in Attendance: Joseph Yahner, Kyle Schafer, Nicole Davis,  
Jacob, Jill, & Noah Sadon

For the record, the February 22, 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.

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**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 February 08, 2021.

Mrs. Zimmerman made a motion to approve the Planning Commission minutes from the February 08, 2021, meeting. Mr. Lapolla 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.: 2021-007***

***Joseph Yahner, 3144 Mayfield Rd., Parcel: 57-01817, Lot #91 N 25 Ft & 90 all, Silver Lake Heights***

Application to reconstruct an existing retaining wall along the left side of house. In its place, erect a new versa lock retaining wall to measure 75' in length. Applicant requests permission to remove a third-car driveway pull-off and to plant grass in its place for draining. MIC was included.

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The Commission discussed a concern with the property lines. The concern was discovered when viewing the documents submitted with the application. The retaining wall currently appears to be on the neighbor's property. The Commission asked that Mr. Yahner locate the property pins and his mortgage location survey from purchasing the property to confirm the property lines.

There being no further discussion by the Commission, Mr. Ciraldo made a motion to conditionally approve Plan No. 2021-007. The condition is based upon verification of the property lines by providing documentation and locating front and rear property pins prior to Village inspection. Mr. Yahner must notify Village Hall when the project is staked-out prior to Silver Lake's permit process. Mr. Brown seconded the motion. Roll call was taken. All members signified their approval by saying aye. The motion carried. Plan No. 2021-007 was conditionally approved.

***Plan No.: 2021-009***

***K & R Real Estate Investments, LLC, c/o Kyle Schafer, 3080 W. Edgerton Rd., Parcel: 57-01041, Lot #35 all, Silver Lake Heights, Contractor: Homeowner***

Application to erect a 5'7" x 9'6" front porch; Craftsman-style porch to match existing masonry and roof. The color is proposed to be charcoal/brown/tan; tan/brown brick. Request to add three windows, replace two windows, and remove one window. MIC was included. Refer to plans included.

The Commission made note that K & R Real Estate Investments, LLC had recently purchased the property that had extensive fire damage prior to the purchase. The Commission had much discussion regarding the property lines, placement of the porch, placement of a shed on the property, and details of the windows. The Commission discussed the survey that was presented. The concern is with the front yard setback and will need corrected, confirming that the proposed porch does not encroach the set back. The encroachment of a 3-foot measurement regarding the shed at the back of the house is a lawful non-conforming structure, due to house being built prior to the Village's code updated after being built, yet the survey does not indicate such. The Commission questioned the replacement of vinyl siding when adding the new windows and porch. They also asked about new masonry materials and roofing materials. Mr. Schafer will submit examples of siding materials and color of the porch for approval, indicating the proposed porch will maintain the same look in color as is currently on the house. Mr. Schafer indicated the shed was on the property prior to K & R Real Estate Investments, LLC's purchasing the property.

There being no further discussion by the Commission, Mr. Brown made a motion to conditionally approve Plan No. 2021-009 upon submitting a materials list for siding and color of the porch and to obtain a corrected survey document verifying the proposed porch will not encroach the 50-foot set back. The condition includes notifying Village Hall when the project

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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 conditionally approved.

***Plan No.: 2021-010***

***Ms. Michele Stine, 2878 Lodge Ave., Parcel: 57-01055, Lot #20 all, N 55 Ft, Silver Lawn,  
Contractor: Mick's Fencing/New Franklin, Ohio***

Application to erect a 6' x 44' vinyl fence. The color will be white emblem with New England caps. MIC was not included.

The Commission made note that no one was present to represent the application. The Commission had concern with property lines, as it is not clear on the submitted documents where the property line is located. The proposed location of the fence is not clear regarding the measurements in comparison to the property lines. Resident or contractor is required to submit additional information needed prior to receiving the permit. Resident or contractor must notify Village Hall with additional information and when the property has been staked-out.

There being no further discussion by the Commission, Mr. Ciraldo made a motion to conditionally approve Plan No. 2021-010 with the condition to submit documentation to verify the property lines and locate the property pins. The placement of the proposed fence must be included on the drawing with measurements from the property line to the proposed location. Village Hall must be notified when the project has been staked-out prior to the permit process. Mr. Brown seconded. Plan No. 2021-010 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 plans from tonight's meeting. 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 discussed that the Planning and Zoning now have their own Zoom account.

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**Discussion**

The Commission discussed two upcoming applications that are considered conditionally permitted use. Both applications are scheduled for the meeting of the Commission on Monday, March 8, 2021. It was noted that neighboring residents (300-foot radius) will be notified by US Mail with the details of the applications. The public will have credentials to join the Zoom meeting. The link to the meeting room will be posted on the Village website. Residents on the agenda will receive an email with the link. Village Hall office staff will indicate if correspondences from area residents are received.

1. Plan No. 2021-006 Jacob & Jill Sadon, 3071 Harriett Rd., Parcel: 57-00459, Lot #131 & 132, all, Silver Lake Heights Sub Div. The Sadon application is for a hot tub.
2. Plan No. 2021-008 Ralph & Suzanne Garrett. 3065 Randolph Rd., Parcel: 57-01377. Lot #259, 260 all, Silver Lake Highlands, Fence Contractor: Northeast Fence & Deck Co., Pool Contractor: Pools by Turf Guys. The Garrett's application is for an in-ground swimming pool and a fence to enclose the property.

Mr. Sadon and family were present for this meeting. Mr. Stoiber asked if Mr. Sadon had any questions. Mr. Sadon indicated his appreciation of being able to participate to have a better understanding of the process prior to his application being on the agenda.

Mr. Ciraldo made note that the Garrett application does not indicate if a pool shed/pump area is to be included for the project. If so, the application must have it on the plans they submit to the Commission.

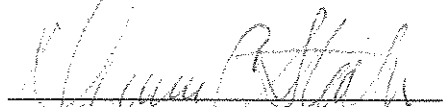
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There being no further items on the Commission's agenda and there being no further discussion, Mrs. Zimmerman made a motion to adjourn. Mr. Lapolla seconded. Roll call was taken. All members signified their approval by saying aye. The meeting was adjourned at 6:38 p.m.

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The next meeting of the Planning Commission will be held on Monday, March 8, 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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