

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

Board Members Present: Mr. Brown, Mr. Ciraldo, Mr. Lapolla,
Mr. Stoiber, Courtney Zimmerman
Board Members Absent: none
Officials Present: Mr. Bob Heydorn, Solicitor
Council Members Present: none
Village Staff in Attendance: Suzanne Lipan & Lora Wilmoth
Others in Attendance: Kenneth & Donna Biro, David Via, Luise Valcore,
Patty from Nichols Fence

The Zoom meeting credentials were made available for the public to join. All attendees joined via Zoom.

Call to Order

Chairman, Dennis 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.

Approval of Minutes

Approval of the minutes from March 08, 2021.

Mr. Brown made a motion to approve the Planning Commission minutes from the March 08, 2021, meeting. Mr. Lapolla seconded the motion. All members signified their approval by saying aye. Motion carried. The minutes were approved.

Application Review

Plan No.: 2020-053

Mr. William Myles, 2911 Riverview Blvd., Land: Parcel 57-00842, Lot #1 & Parcel "A".

Not in attendance.

Application to approve the lot split. Mr. Heydorn spoke with Glen Gibson the surveyor and it was decided to put a covenant on the plot which states that these lots are consolidated and cannot be redivided until permission is granted from the Planning Commission. Final approval of the lot split still must be verified by Gary Rouse, Village Engineer.

There being no further discussion by the Commission, Mr. Brown made a motion to conditionally accept the lot split as represented by the submitted plat, pending approval by Gary Rouse the Village Engineer. Mr. Lapolla seconded. All members signified their approval by saying aye. The motion carried. The lot split was conditionally approved pending approval by Gary Rouse.

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

Plan No.: 2021-013

Judith Spiros, 3130 Dover Rd., Parcel: 57-57-00513, Lot #321, S 50 FT on Dover, Parcel: 57-00512, Lot #322 all, Silver Lake Estates

Not in attendance.

Application to partially reconstruct a deck that had been removed in the Fall of 2020. The deck will be 16' x 11' using treated lumber and using a medium brown in color. There will be no railing on the deck. MIC was included. Pictures were included.

Mrs. Zimmerman made a motion to reconsider Plan No 2021-013. Mr. Lapolla seconded. All members signified their approval by saying aye. The motion carried. The Plan No 2021-013 was open for reconsideration.

Mr. Stoiber stated that he spoke to Mrs. Spiros and she has decided to put a hold on the deck. Due to the discontinuation of the project, it was decided to rescind prior approval and table the plan until Mrs. Spiros is ready to continue, at which time, she would need to return to the Planning Commission for approval.

After much discussion, it was decided that if Mrs. Spiros returned to the Planning Commission for this project, they would need to add a condition to the approval stating approval is conditioned upon compliance of the project with all state and county building code requirements. It was noted that all zoning permits in the future should also include this language.

There being no further discussion by the Commission, Mr. Lapolla made a motion to rescind Planning's previous approval on March 8 and then table Plan No 2021-013. Mr. Brown seconded. All members signified their approval by saying aye. The motion carried. The approval of Plan No 2021-013 was rescinded and tabled.

Plan No.: 2021-014

John & Luise Valcore, 3113 Mayfield Rd., Parcel: 57-00129, Silver Lake Highlands No 2/Silver Lake Heights Subdivision, Lots 197 & G, all, Contractor: Nichols Fencing

Application to erect a fence measuring 4' x 20' in vinyl, to erect a fence measuring 4' x 47' in chain link, to erect an 8' double door gate. MIC not included. Example of fencing included.

The Commission explained to Mrs. Valcore the difference between the rear yard, front yard and side yard and the permitted placement of chain link fencing for each, it was decided to table Plan No. 2021-014 until the Valcore's reconsider their options and provide a new plan to the Planning Commission.

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

There being no further discussion by the Commission, Mrs. Zimmerman made a motion to table Plan No. 2021-014. Mr. Brown seconded. All members signified their approval by saying aye. The motion carried. The project was tabled.

Plan No.: 2021-015

Kenneth & Donna Biro, 2823 Outlook Dr., Parcel: 57-01309, Sil Lk Riverview, Lot 25, all

Application to erect a new 20' x 25' deck. No railings. No footers being used. The color will be natural pressure treated wood. MIC was included. There are no problems with the MIC. The deck will be fastened to the ground by leveling blocks. It is offset from the back of the house by 4 feet. It is inset from the corner of the house by 1 foot. The height will be less than 10 inches. The backyard is very level with little to no grade.

There being no further discussion by the Commission, Mr. Ciraldo made a motion to approve Plan No 2021-015. Mr. Lapolla seconded. All members signified their approval by saying aye. The motion carried. Plan No 2021-015 was approved.

Discussion

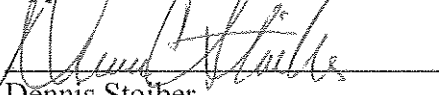
The Commission discussed that Council approved Ordinance 62-2020.

The Commission discussed tentatively resuming in person meetings in May.

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. All members signified their approval by saying aye. The meeting was adjourned at 7:25 p.m.

The next meeting of the Planning Commission will be held on Monday, April 12, 2021, at 6:00 p.m. Residents on the agenda will receive credentials for accessing the meeting virtually via Zoom.

Approved:



Dennis Stoiber
Chairman

Prepared by Lora Wilmoth
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