

Meeting of the Planning Commission
Monday, May 10, 2021 ~ 6:00 p.m.

Board Members Present: Mr. Brown, Mr. Lapolla, Mr. Stoiber, Mrs. Zimmerman
Board Members Absent: Mr. Ciraldo
Officials Present: Mr. Bob Heydorn, Solicitor
Mayor Bernie Hovey
Village Staff in Attendance: Lora Wilmoth & Suzanne Lipan
Others in Attendance: Geoffrey Miller, Mr. & Mrs. Todd Valenzza, Jacob Sadon,
In Attendance via Zoom: Fred Deemer, Marco & Jana Didomenico

Call to Order

Chairman, Dennis Stoiber called the meeting to order. 4 members were present, Mr. Ciraldo was absent. Mr. Stoiber confirmed a quorum was present.

Approval of Minutes

Approval of the minutes from April 26, 2021.

Mr. Brown made a motion to approve the Planning Commission minutes from the April 26, 2021, meeting. Mr. Lapolla seconded the motion. All members signified their approval by saying aye. Motion carried. The minutes were approved.

Discussion

Mr. Stoiber spoke with the Service Director and he said that the MS4 permit is up for renewal by the EPA. He also has brought to his attention Chapter 945 which deals with erosion and sedimentation control. The Planning Commission needs to play a part in upholding this chapter. The Planning Commission's role in this is to determine which projects are required to submit a Storm Water Pollution Prevention Plan to Summit Soil and Water Conservation District for approval. The issuance of a zoning permit is contingent upon that approval.

Application Review

Plan No.: 2020-19

Mr. Todd Valenzza [Geoffrey Miller] 3006 Oakridge Dr. Lot #24, all; Sub 10 Oakridge

In attendance: Geoffrey Miller, Mr. & Mrs. Todd Valenzza

Application for new construction of a single-family dwelling.

Due to no construction taking place in one year the permit has lapsed and they are returning to get the project reapproved. They will be going to the Board of Zoning Appeals on Thursday May 13th to get the variance for coverage of a main building being 18.5 percent reapproved. Mr.

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Stoiber asked if anything has changed in the plans and Mr. Miller said no. Some of the house was bumped into the garage but the lot coverage did not change. The landscape plan will be brought at a later date. Due to this project including a large movement of land, the Planning Commission has decided that they will need to submit an abbreviated Storm Water Pollution Prevention Plan to Summit Soil and Water.

There being no further discussion by the Commission, Mr. Lapolla made a motion to conditionally approve Plan 2020-19 so long as the variance for main building coverage of 18.5 percent is approved by the Board of Zoning Appeals and the Storm Water Pollution Prevention Plan is approved by Summit County. Mr. Brown seconded. All members signified their approval by saying aye. The motion carried. The plan was conditionally approved.

Plan No.: 2021-22

Mr. & Mrs. Jacob (Jill) Sadon 3071 Harriett Rd., Lot #131 & 132, all. Silver Lake Heights Subdivision

In attendance: Jacob Sadon

Application to erect an 8' in length 5'4" in height natural cedar privacy fence.

The Commission reviewed the application and had no issues, Mr. Lapolla made a motion to approve Plan No 2021-22. Mrs. Zimmerman seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

Plan No.: 2021-23

Dr. Annmarie Hipsley [Fred Deemer] 2941 Kent Rd. Lot #13.

In attendance via Zoom: Fred Deemer

Application to install new concrete walkways.

There is a small strip of concrete going in by the garage, two pathways next to the garage and a curvilinear pathway leading to the pavilion. The rest of the driveway is being torn out to adjust for the grades. Mr. Deemer stated that they are also widening the apron and replacing the culvert. The MIC is well under the 20 percent allowable for Dr. Hipsley's property. The concrete near the garage will match the existing concrete. The concrete pathway to the pavilion will be stamped concrete to match the pavilion.

There being no further discussion by the Commission, Mrs. Zimmerman made a motion to approve Plan No 2021-23 as submitted. Mr. Brown seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

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Plan No.: 2021-24

Mr. Marco Dideminco [RJ Bennett Construction] 2923 Chautauqua Dr., Lot #13, all. Silver Lake Colony.

In attendance via Zoom: Marco & Jana Didomenico

Application to remove existing deck and replace with new 20' x 22' deck.

The plan shows a hot tub inside of the deck and that will be on the agenda for the May 24th Planning Commission meeting. They do not plan to begin construction until after they have received approval for the hot tub. Mr. Didomenico was made aware that approval of the deck does not guarantee approval of the hot tub at the next meeting. Mr. Stoiber asked that their contractor provide a corrected calculation of the MIC. Mr. Lapolla asked what material the railing will be. Mr. Didomenico said that it will be aluminum and it will be either black or dark brown.

There being no further discussion by the Commission, Mr. Lapolla made a motion to approve the deck for Plan No 2021-24 with the expectation that the deck, patio and pool area calculation be corrected. Mr. Brown seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

Discussion

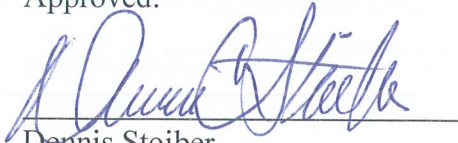
The Commission discussed how Mr. Stoiber will be sending a letter to the Sawyer team in preparation for the next planning meeting explaining that all five variances will need to be addressed before they can return to the Planning Commission. Whether that be by acquiring a variance or by making changes to the plan. They will also need to provide an MIC form. They will also be subject to architectural review. The Planning Commission will also be considering Chapter 945, so the plan may require a Storm Water Pollution Prevention Plan. Mr. Stoiber also stated that the project will not be considered if there is still a legal dispute about the sale of the property.

There being no further items on the Commission's agenda and there being no further discussion, Mr. Brown made a motion to adjourn. Mrs. Zimmerman seconded. All members signified their approval by saying aye. The meeting was adjourned at 6:47 p.m.

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The next meeting of the Planning Commission will be held on Monday, May 24, 2021, at 6:00 p.m. in person at Village Hall. (*Zoom will be made available for those who do not wish to attend an in-person meeting.*)

Approved:



Dennis Stoiber
Chairman

Prepared by Lora Wilmoth
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