

Meeting of the Planning Commission
Monday, May 24, 2021 ~ 6:00 p.m.

Board Members Present: Mr. Brown, Mr. Stoiber, Mr. Ciraldo, Mrs. Zimmerman
Board Members Absent: Mr. Lapolla
Officials Present: Mr. Bob Heydorn, Solicitor
Village Staff in Attendance: Lora Wilmoth & Suzanne Lipan
Others in Attendance: See attached sign-in sheet

Call to Order

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

Approval of Minutes

Approval of the minutes from May 10, 2021.

Mrs. Zimmerman made a motion to approve the Planning Commission minutes from the May 10, 2021, meeting. Mr. Ciraldo seconded the motion. All members signified their approval by saying aye. Motion carried. The minutes were approved.

Application Review

Plan No.: 2021-25

Mr. Robert Capes 3050 Silverview Dr. Lot #75, all; Silverview Estates

In attendance: Robert Capes

Application for 111 SF stone paver parking pad off the driveway

The Commission reviewed the application and had no issues, Mr. Brown made a motion to approve Plan 2021-25. Mr. Ciraldo seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

Plan No.: 2021-26

Mr. & Mrs. Marco (Jana) Didomenico 2923 Chautauqua Dr., Lot #13, all. Silver Lake Colony

In attendance via Zoom: Jana Didomenico

Application to install 7' x 7' Hot tub with locking lid system within deck.

Mr. Stoiber stated that the pictures did not show a lid and he wanted to confirm that there is a lid that will be locked. Mrs. Didomenico said yes there is a lid, and they have a locking device for it.

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There were no letters sent in from neighbors.

There being no further discussion by the Commission, Mrs. Zimmerman made a motion to approve Plan No 2021-26. Mr. Brown seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

Plan No.: 2021-27

Mrs. Barbara Tolliver 2925 Millboro Rd. Lot #100, all. Silver Lake Estates

In attendance: Barbara & Don Tolliver

Application to replace existing fence, will be dog-eared instead of pointed.

The Commission reviewed the application and had no issues, Mr. Ciraldo made a motion to approve Plan No 2021-27 as submitted. Mrs. Zimmerman seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

Plan No.: 2021-20

***Patrick & Patricia Ritchie, [Realty Advocates Holdings, LLC & Blue Line Design]
1465 Graham Rd. Lot #33***

In attendance: Patrick Ritchie

Application to install a 20' x 24' detached garage.

Mr. Ritchie received the variances for height and combined floor area of an accessory structure from the Board of Zoning Appeals.

There being no further discussion by the Commission, Mr. Ciraldo made a motion to approve Plan No 2021-20. Mr. Brown seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

Plan No.: 2020-12

Patrick & Julianne Duffy, [D. F. Brown], 3076 Silver Lake Blvd, Lot #331, Silver Lake Estates.

In attendance: Jake Miceli & John Shuleva

Application for landscaping.

Mr. Stoiber asked that they show the placement of the fence on the plans. He stated that since the fence is 5 feet it cannot extend into the front yard unless they get a variance. Mr. Miceli stated

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that it would not extend into the front yard. Mr. Stoiber was also concerned that the fence would extend into the riparian setback. Mr. Miceli stated that it will not. Mr. Stoiber is not considering the fountain, patio, pergola, grill area or fire pit at tonight's meeting because they were not included on the initial plan. Mr. Shuleva drew the line for the fence onto the plan. Mr. Brown stated that the end of the fence will not be in the riparian setback.

Mr. Brown initially put that the patio would be 2,000 SF on the MIC form but now it will be 2,855 SF which includes the deck, patio and fountain area. Mr. Stoiber stated that he will have to come back to get those items approved with the proper dimensions noted.

Mr. Stoiber also mentioned that they need to make sure that the service pathway does not extend into the riparian setback. Mr. Miceli stated that it will not. Mr. Stoiber had Mr. Shuleva mark on the plan that the end of the service pathway will be no closer than 50 feet to the edge of the lake. Mr. Stoiber stated that the pavers that will be used will need to be included in the impervious surface calculation. Mr. Brown stated that they will be doing the pathway last that way if they hit their maximum impervious coverage, they will just seed the path. If they exceed the maximum impervious coverage, they will need an engineered solution.

Mr. Heydorn asked from the standpoint of Crystal Lake where is the service road going from and to? Mr. Brown stated that it is coming from the driveway to the bottom of the hill so that they can get a mower down there. The pathway will be 72' wide.

There being no further discussion by the Commission, Mrs. Zimmerman made a motion to approve the landscaping and fencing for Plan No 2020-12. Mr. Ciraldo seconded. All members, excluding Mr. Brown who abstained, signified their approval by saying aye. The motion carried. The landscaping and fencing were approved.

Discussion

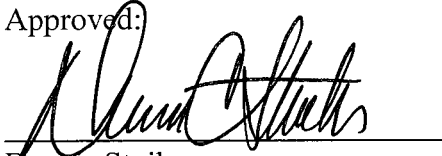
The Commission discussed the upcoming Planning, Zoning and Insurance Committee meeting of Council that is scheduled for May 25, 2021.

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 7:00 p.m.

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The next meeting of the Planning Commission will be held on Monday, June 14, 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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