

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

Board Members Absent: Mr. Heintz

Others in attendance: David McDermott, 3079 Silver Lake Blvd
Marcia Mandala, 2943 Silver Lake Blvd
Dan Markowitz, Crystal Lake
Fred Johnson, Silver Lake Estates
Hank Gulich, Silver Lake Estates
Mr. Al Lloyd, 3165 Silver Lake Blvd
Suzanne Lipan, Administrative Assistant

Call to Order

Mr. Stoiber called the meeting to order.

Minutes from the January 8, April 8 and April 22 Planning Commission meetings were deferred to the next meeting pending further review.

There are no business items on the agenda for approval.

Discussion regarding the riparian setback and what modifications Planning would like to suggest to Council.

Mr. Stoiber said there are six items to discuss this evening.

1. Given that buffer studies have identified the range of effective widths as 35 feet to in excess of 200 feet, how can we choose the “right” buffer width(s) to recommend to Village Council?
2. How can we fashion a recommendation that can be clearly understood by property owners and easily enforced in the field by village officials?
3. How can the code revisions deal with existing residences and improvements in their surrounding landscapes that encroach the buffer?
4. How can the code address exceptions for the two lake recreational facilities, lake access points and utility crossings?
5. What recommendations should we make relative to enforcement tools?
6. How can we protect existing trees that are presently protected by the riparian setback but that fall outside the new buffer zone? If trees are an effective means to reduce excessive storm runoff and cleanse runoff from contaminants, should tree protection be a village-wide goal, not just a lake edge goal?

We could choose one width and recommend that to Council. Mr. Stoiber had Summit County GIS put together some maps that show potential widths of buffers on a map. We will recommend to Council that there be “grandfather clauses”. Existing non-conforming uses can continue.

Property owners can know from the beginning what part of their property is the buffer around the lake.

From the standpoint of enforcement of that regulation, it would be very easy for officials charged with making sure that those buffers are maintained, to go out and determine if somebody has encroached on that buffer requirement.

Modifications to the buffer width based on individual factors (similar to the way it is currently).

Mr. Stoiber said in the reference materials that we found, communities have already done this. They have identified all three things like animal control, in particular, waterfowl, nutrients and erosion.

Mr. Brown asked if there is anything that would have to be specified in the titles on the properties around the lakes. Mr. Stoiber didn't think so. He said it is nothing more than other stipulations like the rear yard setbacks along the lake that are half of the property depth. The rest of the lots have a 40 foot rear setback. He said if we decided it was going to be a computed width that is variable

Depending on the slope of your lot, the Village would be the one to get all these computations done, draw that line, and then provide to each homeowner a map. That map would say "here's your property, here's where the buffer is, don't go beyond that."

Mr. Markowitz, 2822 Lakeland Parkway, said environmentally, bigger is better. It also depends on what you do with that setback. If you mow it, it's not as good as if you don't mow it. If you did have a steeper slope, there are things you could do to the vegetation in that setback to make your shorter setback work as well as a longer setback.

Discussion regarding possible options for variable setbacks.

Mr. Stoiber said what we've been endeavoring to do is to modify our riparian setback to take the lakes out of it, but replace it with, a new section. This new section would be lake shore buffers, a buffer system that is more reasonable relative to the fact that we have maybe the longest backyard to the lake, might be 160 feet or something like that, so you have a very small watershed coming down to a lake, and you probably don't need a 175 foot buffer.

Mr. Stoiber said what we've been discussing as far as restrictions within that buffer are:

- No tree removal, no mowing, no fertilizing, no irrigation, no insecticides, no pesticides.
- Monitor invasive species and to remove them when they appear.
- Try to make a thick ground cover that will slow down water, giving time to infiltrate.
- Vegetation that will take up nutrients and transpire them, it would trap them in the plant rather than staying in the water and running into the lake.

Discussion regarding grandfathering existing structures and irrigation systems.

Meeting Minutes of the Planning Commission - Tuesday, May 28, 2019, at 6:00 p.m.

Mr. Stoiber said the new buffer ordinance would replace the existing riparian setback ordinance.

Mrs. Lipan said if Planning presents it to Council, and Council takes it up, and they create legislation, anything in the Planning section requires three meetings of Council. It's advertised, it's an open meeting. The public can come and discuss it with Council.


Mr. McDermott asked what happens if Council says no.

Mr. Stoiber said the present requirement will be in place, but that could be amended.

The next meeting of the Planning Commission will be held on Monday, June 10, 2019, at 6:00 p.m.

There being no further items on the Commission's agenda, and there being no further discussion, the meeting was adjourned at 7:00 p.m.

Approved:


Dennis Stoiber, Vice-Chairman