

Meeting of the Planning Commission
Monday, June 14, 2021 ~ 6:00 p.m.

Board Members Present: Mr. Brown, Mr. Stoiber, Mr. Ciraldo, Mrs. Zimmerman,
Mr. Lapolla
Board Members Absent: None
Officials Present: Mr. Bob Heydorn, Solicitor
Village Staff in Attendance: Lora Wilmoth
Others in Attendance: See attached sign-in sheet

Call to Order

Chairman, Dennis Stoiber called the meeting to order. 5 members were present. Mr. Stoiber confirmed a quorum was present.

Approval of Minutes

Approval of the minutes from May 24, 2021.

Mr. Brown made a motion to approve the Planning Commission minutes from the May 24, 2021, meeting. Mrs. Zimmerman seconded the motion. All members signified their approval by saying aye. Motion carried. The minutes were approved.

Application Review

Plan No.: 2021-28

Jackson Thompson 3086 Englewood Dr. Lot #21, all. Silver Lake Highlands No 2

Not in attendance.

Application to install a 380 SF deck on the back of the house.

The current plan shows that the deck is only 6.8 feet from the side yard line. Mr. Thompson has agreed to move the deck over so that it is 10 feet from the side yard line so that he does not have to get a variance from the Board of Zoning Appeals. The MIC form also seemed to be over what is allowed. Mr. Thompson did not include that he is removing the pavers that are there currently in the calculation. Mr. Thompson will need to submit updated plans and an updated MIC form for consideration.

There being no further discussion by the Commission, Mr. Brown made a motion to table Plan 2021-28 until the updated plans and MIC form are submitted. Mr. Lapolla seconded. All members signified their approval by saying aye. The motion carried. The plan was tabled.

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Plan No.: 2021-32

Amit Sharma 2846 Hastings Rd Lot #47, all. Silver Lake Estates

Not in attendance.

Application to install 24' x 12' paver patio in the rear yard.

Mrs. Wilmoth clarified that the homeowner called and stated that it is actually 24' x 12' not 20' x 12' which was stated in the agenda.

The Commission reviewed the application and had no issues, Mrs. Zimmerman made a motion to approve Plan No 2021-32. Mr. Lapolla seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

Plan No.: 2021-29

Dale Bissonette [Bryan Law/Power Home Solar] 2928 Silver Lake Blvd Lot #70, all. Silver Lake Estates

In attendance: Dale Bissonette and Matt from Power Home Solar

Application to install 13 panel roof mounted modules grid tied 4.81 KW installation on existing structure.

Mr. Bissonette clarified that the solar panels will be placed on the roof of 2 structures, and they will not be visible to the neighboring residents. Mr. Ciraldo asked if there would be any other structures for the electric to tie into. Matt from Power Home Solar said no. Mr. Stoiber brought up that solar panels are not a part of the Code currently and it may be something that they look in to adding.

There being no further discussion by the Commission, Mr. Brown made a motion to approve Plan No 2021-29. Mr. Lapolla seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

Plan No.: 2021-31

Dale Bissonette [Bryan Law/Power Home Solar] 2928 Silver Lake Blvd Lot #70, all. Silver Lake Estates

In attendance: Dale Bissonette

Application to replace stone retaining wall with brick retaining wall (Approximately 140' x 20'' x 3')

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Mr. Stoiber questioned the MIC calculation for this project. Mr. Bissonette stated that they will actually be reducing the MIC by 6 square feet. The stone that is present now is wider than the brick that will be replacing it.

There being no further discussion by the Commission, Mr. Lapolla made a motion to approve Plan No 2021-31. Mrs. Zimmerman seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

Plan No.: 2021-21

Gene Tullis, [Cochran Remodeling & Construction, LLC] 2995 Overlook Rd. Lot #243, all, Silver Lake Estates

Not in attendance.

Application to install 5' x 2' Fireplace bump out for family room (gas fire) and to install 7' x 24' front porch with roof.

The Commission reviewed the application and since the updated MIC and engineered solution were not turned in, Mrs. Zimmerman made a motion to table Plan No 2021-21 until those are submitted. Mr. Brown seconded. All members signified their approval by saying aye. The motion carried. The plan was tabled.

Plan No.: 2021-30

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

In attendance: Don Brown

Application to install 20' x 30' pond in the rear yard.

The Commission discussed whether or not the pond needed a fence around it since the water in it will be 3 feet deep. Mr. Heydorn stated that the Code only refers to swimming pools when it comes to water depth. Mrs. Zimmerman stated that this pond does not seem like it would be for swimming in. Mr. Stoiber worried that if someone were to drown in the pond would the Village and the members of the Commission be liable for that. Mr. Heydorn stated that they have sovereign immunity.

There being no further discussion by the Commission, Mrs. Zimmerman made a motion to approve the landscaping water feature for Plan No 2021-30 as submitted. Mr. Lapolla seconded. Mrs. Zimmerman, Mr. Ciraldo, and Mr. Lapolla signified their approval by saying aye. Mr. Stoiber was opposed. Mr. Brown abstained. The motion carried. The plan was approved.

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Discussion

The Commission discussed the upcoming public hearing for the Riparian Ordinance.

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.

The next meeting of the Planning Commission will be held on Monday, June 28, 2021, at 6:00 p.m. in person at Village Hall.

Approved:

Dennis Stoiber
Chairman

Prepared by Lora Wilmoth
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