

**Meeting of the Planning Commission  
Monday, August 09, 2021 ~ 6:00 p.m.**

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

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**Call to Order**

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

**Approval of Minutes**

Approval of the minutes from July 26, 2021.

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

**Application Review**

***Plan No.: 2021-16***

***Daniel Sawyer 2805 S Park Dr. Silver Heights, Lot #16 all***

In attendance: David Bruns and Zach Bingham

Application to rebuild after fire damage.

The Commission was satisfied with the architecture of the home as shown on the plans. The landscaping plans will need to be submitted at a later date for approval, prior to completion of the project. Mr. Stoiber would like them to add some more wooded plants so that it is not bare in the winter.

Mr. Kurt Nissel was concerned with the lot size if a portion of the land was sold to someone else. Mr. Stoiber stated that it has nothing to do with the issue at hand. The 15 percent expansion in the riparian area only deals with the size of the existing building and the percentage that the building size will be increased.

Mr. Mike Stone was concerned that the building had been raised by 2 courses of concrete. Mr. Bruns stated that when Mr. Sawyer had to lift up the house to replace the foundation and the

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walls, he had his team dig 3 courses down to make up for it, meaning that the house did not change in height. Mr. Stoiber confirmed that both he and the Service Director verified that the height of the building has not changed. Once construction is complete, they will need to return the dirt to bring the land back to its original grade.

There being no further discussion by the Commission, Mr. Ciraldo made a motion to approve Plan No 2021-16 with the condition that the landscaping plan be submitted prior to the end of construction for approval. Mrs. Zimmerman seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

***Plan No.: 2021-38***

***Melissa Pavkov [Nichols Fence] 2828 Landon Dr. Felmy Subdivision Lot A N pt 76 ft frt  
.23AC***

In attendance: Melissa Pavkov

Application to install 6' high white vinyl privacy fence around the rear yard.

The new fence will be replacing an existing solid fence in the side yard, making it a lawful nonconforming use.

The Commission reviewed the application and had no issues. Mrs. Zimmerman made a motion to approve Plan 2021-38. Mr. Brown seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

***Plan No.: 2021-42***

***Steve & Margaret Bobonich [Chris Zanin] 2966 Silverview Dr Silverview Estates Re Lot 6 all***

In attendance: Steve and Margaret Bobonich and Chris Zanin

Application to replace 8 windows, install a 10' x 16' deck with a 6' x 10' reverse board & batten privacy fence.

Mr. Stoiber asked if the fence is connected directly to the deck. Mr. Zanin stated that is correct. Mr. Ciraldo asked what the material of the deck will be. Mr. Zanin stated that it will be stained wood. Mr. Stoiber asked if there will be a step or guard rail for the deck which will be 18" above grade. Mr. Zanin said no. Mr. Zanin said that the windows are being changed from double hung to casements.

There being no further discussion by the Commission, Mr. Brown made a motion to approve Plan 2021-42. Mr. Ciraldo seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

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***Plan No.: 2021-43***

***Tiffany Kramer [Quality Care Construction] Parcel #57-01841 Graham Rd Silver Land North  
LOT 4 ALL LOT 3 W 1/2 1.113 AC.***

In attendance: Michael Bolognue and Neil Stevens

Application to build a new single-family dwelling on a vacant lot.

Mr. Bolognue stated that they will be building this house to sell. Mr. Stoiber was satisfied with the updated site plan showing the riparian setback beginning at the centerline of the water course and the new placement of the silt fences. This house is right on the cusp of two divisions of riparian setbacks, and it ends up being 30 feet on either side of the stream. The silt fence has also been placed at the riparian setback line. Nothing within the riparian setback is to be disturbed.

Mr. Ciraldo questioned what the finishes would be. Mr. Stevens stated that they will be using Polaris siding in the color java. They will be using Landmark shingles. They will be using Vinylmax energy efficient windows all white with J channels already built in. The shutters will be black.

Mr. Stoiber stated that on the plan it only shows one drain for all of the roof gutters down to the stream course. He added that they do not want to have any soil disturbance down there. Mr. Stoiber suggested adding a drywell right before it gets to the riparian setback. Mr. Stevens said that there will be 2 drains, one on each side. The engineer will need to see what the volume of water for the 10-year storm that would drain there would be and then they would size the drywell accordingly.

Mr. Stoiber asked about the material and handrails that will be on the deck at the back of the house. Mr. Stevens stated that it will be treated 2x2 and 2x4 pieces of wood. Mr. Stevens said that there will be concrete underneath the deck. Mr. Brown asked if the exposed block will be cinderblock. Mr. Stevens said yes.

Mr. Heydorn asked if there were any trees that could be a problem with the riparian ordinance. Mr. Stoiber said no because this is not around the lake, it is a stream. They will not be disturbing anything in the riparian setback because they are putting silt fences right at the edge of the riparian setback line.

There being no further discussion by the Commission, Mr. Ciraldo made a motion to approve Plan 2021-43 with the following conditions: a landscape plan must be submitted prior to completion of the project for review, a plan showing 2 downspouts must be submitted, and the runoff calculation must be made, and an engineered solution created and approved by the Village engineer. Mrs. Zimmerman seconded. All members signified their approval by saying aye. The motion carried. The plan was approved.

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**Discussion**

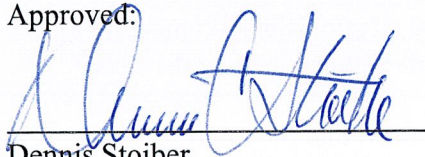
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There being no further items on the Commission's agenda and there being no further discussion, Mr. Ciraldo made a motion to adjourn. Mrs. Zimmerman seconded. All members signified their approval by saying aye. The meeting was adjourned at 6:46 p.m.

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The next meeting of the Planning Commission will be held on Monday, August 23, 2021, at 6:00 p.m. in person at Village Hall.

Approved:



Dennis Stoiber  
Chairman

Prepared by Lora Wilmoth  
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