

**6:00 p.m.**

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

Members absent: Mr. Heintz and Mr. Ciraldo

Others in attendance: Philip Smucker-Contractor for Dr. Hipsley  
Suzanne Lipan, Administrative Assistant

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**Call to Order**

Mr. Stoiber called the special meeting to order.

***2019-09 Dr. AnnMarie Hipsley, 2941 Kent Road, Lot #13.***

NOTE: On Monday, November 11, 2019, Planning approved the detached 30' x 26' (780 square feet) garage that will be erected in the rear yard. The height of the garage will be 21' x 6" and will be 16 feet from the main dwelling. The garage and the roof will match the existing house.

After further discussion with the contractor, Phillip Smucker, following Monday night's meeting, Dr. Hipsley decided it will be more to her liking to move the garage 10'8" from the property line instead of the previously agreed upon 16 feet.

This will give her move space to utilize the existing walkway between the garage and the rear of the property.

Per Section 1133.04 (2) All accessory buildings, including unattached garages, shall be located in the rear yard and at least 10 feet from any lot line....

The Commission reviewed the updated plan with Mr. Smucker. Mr. Smucker stated once the area was staked, Dr. Hipsley wanted to move the garage to the minimum 10 feet from the lot line. This would give move space between the house and he garage.

Mr. Stoiber said it appears there will be an offset to the base of the building of 12 feet from the side lot line.

When scheduling the special meeting, Mr. Stoiber asked that the resubmitted plan be signed by Dr. Hipsley and Mr. Smucker.

Mrs. Lipan stated the Service Director, Mark Lipan, visited the site today and verified the stakes to the submitted plan.

**6:00 p.m.**

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Mr. Stoiber reiterated the conditions that have been imposed on this application. They are as follows:

- The attic space cannot be used as a living area.
- The garage must be erected by December 31, 2019
- The exterior of the garage will have the same stucco as the main house.
- The materials and colors of the siding trim and roof will match the main house.
- Gutters and downspouts will discharge to the Church Street ditch.

Mr. Smucker stated there will be plumbing in the garage. Dr. Hipsley will finish the inside of the garage when finances allow.

*There being no further discussion by the Commission or from members of the community in attendance, Mr. Lapolla made a motion to approve the application, Mr. Brown seconded. The motion was unanimously approved.*

Mr. Stoiber stated there will not be another special meeting for this application. He asked Mr. Smucker to make sure he made Dr. Hipsley aware of this.

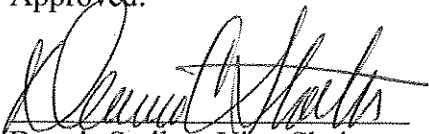
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The next meeting of the Planning Commission will be held on Monday, November 25, 2019, at 6:00 p.m.

There being no further items on the Commission's agenda, and there being no further discussion, the meeting was adjourned at 6:15 p.m.

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Approved:

  
Dennis Stoiber, Vice-Chairman

Prepared by Mrs. Lipan  
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