



CITY OF OLMSTED FALLS
PLANNING & ZONING COMMISSION
MINUTES
FEBRUARY 21, 2018
7:30 PM
COUNCIL CHAMBERS

Commission Members Present : Brett Iafigiola, Michelle Hawkins, Fran Migliorino, Peter Carpenter, and Tony Budak. Mr. Pehanic was excused.

Others Present: George Smerigan, City Planner, Rachel Stallard. Audience: 1

Chairman Iafigiola called the meeting to order at 7:30 p.m.

Mr. Iafigiola introduced the Planning & Zoning Commission's newest member, Mr. Peter Carpenter. Mr. Carpenter indicated that he has lived in the city for 30 years. His ancestors are among the first settlers in this area and may be found in the local cemeteries. He has been active on various boards and commissions.

1. Planning & Zoning Case # 02-2018 - A request by Nicholas Stallard, owner of 6921 Columbia Road, PP# 281-07-012 for a variance to Section 1240.09(a)(3)(B) for a second (or third) accessory building on a single parcel.

Mrs. Stallard stated that she and her husband have lived in the city for five years and on the property for three years. In that time they have improved the property and updated the rental properties.

She would like to put a greenhouse on the property because it does fit her family's style of life in terms of sustainable living and teaching her children how to grow and nurture. She is a vegetarian and her family does eat a lot of vegetables.

She stated that beyond an existing barn there is a large piece of property and is close enough to the home to be seen while inside the home. This is the reason why she was conscious of the type of design as she will be looking at it from the home. She would like to have a safe place to grow vegetables without the animals already on the property. She stated she would grow vegetables and plants within the greenhouse. The reason this particular piece of land was chosen was because it does receive a lot of sunlight. It is also shielded from the road and unless you are on the property you will not see the structure.

Mr. Iafigiola asked what the structure's materials would be. Mrs. Stallard stated that she wanted something that was visually appealing. The structure itself will look like glass and will be made of shatterproof material and will be dark green so that it blends in with the landscaping. The bottom of the structure will have a decorative trim. She wanted to tie into the main house with the stone work so the bottom of the structure will also have a decorative stone placed on the front to match the home.

Mr. Smerigan stated that this is approximately a 2 ½ acre lot. In his opinion the lot is capable of handling a greenhouse given its size. The Stallard's will have 30 foot side setbacks which is greatly exceeding the typical building setback. He sees no impact to adjacent properties. It is his recommendation to approve the request.

Mrs. Dorothy Faller, 6889 Columbia Road, stated that she is in support of this request. She owns the front property which faces Columbia Road. The Stallard's have made wonderful improvements to this property. She has come before the Commission for many years regarding this property because there were so many people interested in purchasing the property and some of the proposals were concerning. She is happy to have the Stallard's as neighbors and she has seen all the improvements to all the properties they own surrounding their home. She stated that she will be attending a sustainable farming seminar and believes that this will be the direction we will all be headed, a more sustainable living particularly dealing with the soils that are so depleted everywhere. She could not be more pleased that the Stallard's will be building a greenhouse.

Mr. Iafigliola stated that the drawings indicate "lower basement" and inquired if this was a two-story structure. Mrs. Stallard indicated that this will not be a two-story structure. She stated that there is a slope to the property and the area indicated will be used as storage for equipment.

Mr. Iafigliola moved to **approve** the variance for docket #02-2018 a request by Nicholas Stallard, owner of 6921 Columbia Road, PPN #281-07-012 as requested; Mr. Budak **seconded**. Poll: 5 ayes; 0 nays. **Motion carried**.

COUNCIL LIAISON REPORT: *None*

OTHER BUSINESS: *None*

APPROVAL OF MINUTES: Mr. Iafigliola recommended grammatical changes. Mr. Budak moved to **approve** the Planning & Zoning Commission minutes of January 17, 2018, as modified; Ms. Migliorino **seconded**. Poll: 5 ayes; 0 nays. **Motion carried**.

ADJOURNMENT

Mr. Iafigliola moved to **adjourn**; Mr. Budak **seconded**. Poll: 5 ayes; 0 nays. **Motion carried**.

Meeting adjourned at 7:51 p.m.

Planning & Zoning Commission Clerk

Date

Planning & Zoning Chairman

Date