



CITY OF OLMSTED FALLS
PLANNING & ZONING COMMISSION
MINUTES
MAY 16, 2018
7:30 PM
COUNCIL CHAMBERS

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

Audience: 1

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

1. **Planning & Zoning Case # 06-2018** - A request made by Tim Pavlovic, owner of 8703 Columbia Road, PP# 291-22-001 for a variance of 660 square feet to Section 1240.09(a)(3) to permit the total amount of accessory building to be 1680 square feet in lieu of the required 1020 square feet permitted, and a variance of 13 feet to Section 1240.09(a)(1) to permit an accessory building larger than 880 square feet to be located 15 feet from the side lot line in lieu of the required 28 feet.

Mr. Iafigiola administered the oath.

Mr. Pavlovic stated that he would like to build a storage building to store his boat and other equipment. He stated that currently he has an existing barn which is leaning and deteriorating and is not worth repairing. Mr. Iafigiola asked if the new building would be placed where the existing structure is now located. Mr. Pavlovic indicated that he would be build the new structure in the same location.

Mr. Iafigiola indicated that the applicant would like to build a structure that is roughly 56 feet by 30 feet. Mr. Pavlovic indicated that was correct.

Ms. Migliorino stated that she does not see any issues with the neighbors. She asked if the new structure would be the same color as his residence. Mr. Pavlovic stated that he would like to keep the new structure the same color as the existing barn which is red with a grey roof. Ms. Migliorino indicated that she noticed there was a shed behind the current barn. Mr. Pavlovic indicated it is his daughter's small pig's house.

Mr. Pehanic indicated that if you take the numbers 1680 versus the 880 that he is permitted the difference would be the variance requested, the numbers in the description seem to be slightly askewed. Mr. Iafigiola reviewed the code sections related to Mr. Pehanic's question. Mr. Pehanic stated that his concern is the square footage variance and the requested variance he believes the variance request should be 778 square feet rather than 660 square feet.

Mr. Iafigiola moved to **grant** the variance to Planning & Zoning Case #06-2018 at 8703 Columbia Road, PPN# 291-22-001, to permit the applicant to build the structure as proposed with the exact details to be determined with the condition that the existing pole barn be removed prior to building the new structure; Mr. Stibich **seconded**. Poll: 5 ayes; 0 nays.
Motion carried.

Mr. Iafigliola indicated that the Commission believes the variance is for 880 square feet which is different from the agenda description.

COUNCIL LIAISON REPORT: *No Report*

OTHER BUSINESS: *None*

APPROVAL OF MINUTES: Mr. Budak moved to **approve** the Planning & Zoning Commission minutes of May 2, 2018; Mr. Stibich **seconded**. Poll: 4 ayes; 0 nays; 1 abstain (Migliorino). **Motion carried.**

ADJOURNMENT:

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

Meeting adjourned at 7:52 p.m.

Planning & Zoning Commission Clerk

Date

Planning & Zoning Chairman

Date