



CITY OF OLMSTED FALLS
PLANNING & ZONING COMMISSION
MINUTES
OCTOBER 17, 2018
7:30 PM
COUNCIL CHAMBERS

Commission Members Present : Brett Iafigliola, Gary Pehanic, Peter Carpenter, Michelle Hawkins, Tony Budak and Jim Haviland. Garry Thompson was excused. Audience: 1

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

1. Planning & Zoning Case # 15-2018 - A request by Ed Stockwell, owner of 26890 Locust Drive PP# 291-06-069 for a variance of 2 feet to Section 1274.03(a)(1)(A) to permit a fence on the corner side yard to be 5 feet in height in lieu of the maximum 3 feet.

Mr. Iafigliola administered the oath to Mr. Stockwell. Mr. Stockwell stated that he purchased his home approximately one year ago after he retired from the City of Cleveland as a paramedic. This June he adopted a dog from the Berea Animal Shelter and he currently has a four (4) foot fence in his backyard and was going to replace that fence with an identical fence. But, as he discovered his new dog can climb a four (4) fence. Since there is a section in the backyard fence that is five (5) feet tall he would complete the entire backyard with a five (5) foot fence.

Mr. Iafigliola moved to **approve** a two (2) foot variance pursuant to Section 1274.03(a)(1)(A) to permit a fence on the corner side yard to be five (5) feet high in lieu of the maximum three (3) feet as shown in the application submission dated 09/27/2018; Mr. Budak **seconded**. Poll: 6 ayes; 0 nays. **Motion carried**.

2. Planning & Zoning Case # 16-2018 - A request by KiloSolar, LLC, owner of vacant property on Columbia Road, PP# 281-33-010 for a 5 foot variance to Section 1240.05(a)(3) to permit total combined side yard setbacks of 20 feet, in lieu of the required 25 feet; a 5 foot variance to Section 1240.05(a)(2) to permit the southern side setback be 5 feet in lieu of the required 10 feet; and a 10 foot variance to Section 1240.05(a)(5) to permit a rear yard setback of 20 feet in lieu of the required 30 feet

Mr. Iafigliola administered the oath to Mr. Hyland. Mr. Hyland indicated that he plans to build a single story single family home. In order to meet the 1200 square foot minimum requirements and keep the single story home we need to move the home; because the lot is smaller than a standard size lot we need to move the footprint of the home towards the back of the property and get an extra five feet on the sides. In addition, he would like to move the house south in order for it to sit better between the two existing homes and look more conforming to the neighborhood. He noted that these variances were granted last year and he has spent a lot of time engineering and planning and is now ready to build the home. We have the plans ready to submit, assuming the variances are granted.

Mr. Iafigliola asked if there were any substantial changes since the last presentation. Mr. Hyland replied no. Mr. Iafigliola asked if all the variances were the same as were granted last year. Mr. Hyland replied yes.

Mr. Iafigliola asked Mr. Hyland to describe the house that he will be building. He is asking that because he is aware that there are some unique features. Mr. Hyland stated that his goal as a company and business in building homes is to make sure that every home we build is energy positive. In other words, super insulated with a lot of energy efficient features and solar panels on the roof. There will be solar panels on one side of the roof and the other side will be a standard roof. It is his goal to build this home to learn and build another house on another property he owns and from that point forward to build communities of energy positive homes.

Mr. Iafigliola read Mr. George Smerigan's report (see attached). He also stated that an email was received from the city engineer, Mr. Don Sheehy, indicating that he has no engineering objections to the proposed variances.

Walter Minor, 25413 Holton, stated that he is the neighbor to the north. His wife is concerned with the closeness of the home, which was corrected by Mr. Hyland. She is however still concerned that the natural light coming in their home will be reduced. But, he does not know if that will affect anything as the home will be 25 feet from his windows, which is probably fine, but that was his concern. Mr. Iafigliola indicated that Mr. Hyland came before the Commission a year ago requesting a variance and is back tonight requesting the same variances and asked if Mr. Minor was in general agreement with what Mr. Hyland is proposing. Mr. Minor replied that he is.

Mr. Iafigliola asked if Mr. Hyland intends on building a two car garage as that was a previous concern. Mr. Hyland replied that he would be. Mr. Iafigliola asked if the minimum square footage requirements of the home are being met. Mr. Hyland replied yes, this home will be a little over 1220 square feet.

Mr. Iafigliola moved to **approve** a five (5) foot variance pursuant to Section 1240.05(a)(3) to permit total combined side yard setbacks of 20 feet, in lieu of the required 25 feet; a five (5) foot variance pursuant to Section 1240.05(a)(2) to permit the southern side setback to be five (5) feet in lieu of the required 10 feet; and a 10 foot variance pursuant to Section 1240.05(a)(5) to permit a rear yard setback of 20 feet in lieu of the required 30 feet; Mr. Haviland **seconded**. Poll: 6 ayes; 0 nays. **Motion carried.**

COUNCIL LIAISON REPORT: Mr. Haviland indicated that the rezoning hearing will occur on Monday, October 22, 2018 at 7:00 p.m. At the City Council meeting the next evening we will discuss the rezoning and revitalization pieces of legislation and that meeting begins at 7:30 p.m.

OTHER BUSINESS: Mr. Iafigliola indicated that we currently have six (6) members of the Commission. We recently filled a vacant seat on the commission with the appointment of Garry Thompson but he was unable to attend tonight's meeting. He also indicated that Mr. Budak has some information to share with the Commission. Mr. Budak indicated that November 7, 2018 will be his last meeting as he has purchased a home in Olmsted Township. Mr. Iafigliola indicated that it has been a pleasure serving on the Commission with him and wishes him the best of luck in the future.

APPROVAL OF MINUTES: Mr. Pehanic moved to **approve** the Planning & Zoning Commission minutes of October 3, 2018, as amended; Mr. Carpenter **seconded**. Poll: 5 ayes; 0 nays; 1 abstain (Budak). **Motion carried.**

ADJOURNMENT:

Mr. Iafigliola moved to **adjourn**; Mr. Budak **seconded**. Poll: 6 ayes; 0 nays. **Motion carried.**

Meeting adjourned at 7:58 p.m.

Planning & Zoning Commission Clerk

Date

Planning & Zoning Chairman

Date