



CITY OF OLMSTED FALLS  
PLANNING AND ZONING COMMISSION  
MINUTES  
FEBRUARY 6, 2019  
7:30 PM  
COUNCIL CHAMBERS

Commission Members Present : Brett Iafigliola, Gary Pehanic, Michelle Hawkins, Jim Haviland, and Peter Carpenter, Garry Thompson and Dave Fenderbosch were excused. Audience: 1

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

**1. Planning & Zoning Case #02-2019** - A request made by JAB Supply, owners of PP# 291-04-003 and 291-04-004 (Columbia and Sprague Roads) for approval of a lot split and consolidation plat based on the property zoning.

**Mark Belich, 2476 Parsons Drive, Willoughby Hills, Ohio**, stated that he would like to consolidate his lots and split them on the zoning line in order to be place them in a better position to sale the property. He would also like to consolidate for tax purposes.

Mr. Iafigliola stated that the city engineer has no issues with the proposed lot split and consolidation. He stated that he received a memo from the city planner dated 01/28/2019 which states “this request is for approval of a lot split and consolidation plat pursuant to section 1224.02 of the subdivision regulations for property with frontage on both Columbia Road and Sprague Road. The applicant proposes to sub-divide existing PP #291-04-003 by detaching the extension to Columbia Road and attaching the split portion to PP #291-04-004 which is also owned by the applicant. So, there are currently two parcels and after the split and consolidation there will still be two parcels. Parcel one will be 5.5 acres with 338 feet of frontage on Sprague Road; parcel #1 is zoned I-2, Industrial Manufacturing District and will comply with the minimum lot requirements for that district. Parcel #2 will be 1.00 acres with approximately 140 feet of frontage on Columbia Road; parcel #2 is zoned C-2, general commercial district and will comply with all the minimum lot requirements for that district. The approval of this lot split and consolidation is recommended, subject to final approval by the City Engineer.”

Mr. Iafigliola moved to **approve** the lot split and consolidation for Planning & Zoning Case #02-2019 subject to final approval by the city engineer; Mr. Pehanic **seconded**. Poll: 5 ayes; 0 nays. **Motion carried.**

**COUNCIL LIAISON REPORT:** Mr. Haviland stated that Shade Tree Commission Chairman Tom Shepka raised concern over the Clover property and project. The Planning and Zoning approved the plans for the project without Shade Tree approving and the owner then began cutting down trees. He does recall last Fall the chairman approaching him and asking how Planning approved a plan when the Shade Tree Commission only saw a landscaping plan and did not see what was ultimately the tree preservation plan. He does not know if it was a situation of timing or communication.

Mr. Pehanic suggested that as a new procedure on any issue relevant to the Shade Tree Commission they should begin to receive Planning and Zoning agendas. Mr. Iafigliola suggested contacting Mr. Smerigan as well to indicate how other commissions should be notified and who should notify them.

**OTHER BUSINESS:** Mr. Iafigliola stated that he feels it is important that the Planning & Zoning Commission review the master plan annually. The master plan was developed in 2016 and is three years old now. He was fortunate to serve on the committee that developed the master plan and believes it is important that the Commission review it on occasion, with all due respect to Council, as they are tied up in other matters. It is the Commission's duty to review the plan and if needed take formal action, whether in the form of a motion, to ask Council for an update on issues. He would ask that the review of the master plan be placed on the next Planning and Zoning Commission agenda as discussion and then the following meeting we can see what particular issues each member has and see which ones are achievable. Mr. Pehanic suggested that this be placed on the agenda but if another major agenda item is on the agenda as well that this review take place another time because we also have to look at the length of meetings. For example, we would not have wanted to review the master plan after last month's 2 ½ hour meeting. Mr. Iafigliola indicated that the issue can always be tabled depending on the cases being heard. He anticipates two discussions, the first one will be relatively brief but the secondary discussion will be more of each member indicating issues that should be addressed based on our backgrounds. Mr. Haviland indicated that he brings his copy of the plan with him to each meeting in order to determine if what the applicant is requesting was addressed in the master plan. He believes it is relevant to see if the city has made progress towards implementation of the plan. Mr. Iafigliola indicated that Mr. Haviland could then bring the issues to the attention of Council.

**APPROVAL OF MINUTES:** Mr. Iafigliola asked the Clerk to listen to a certain portion of the last meetings recording as he believes that some of his statement regarding the variance was missing a portion. Mr. Iafigliola moved to **table** the Planning & Zoning Commission minutes of January 16, 2019; Mr. Pehanic **seconded**. Poll: 5 ayes; 0 nays. **Motion carried.**

Mr. Pehanic thanked the Clerk for putting together an up-to-date planning code. He would also request that everyone receive a copy of Chapter 1470, the riparian code.

**ADJOURNMENT:**

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

Meeting adjourned at 7:55 p.m.

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Planning & Zoning Commission Clerk

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Date

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Planning & Zoning Chairman

\_\_\_\_\_  
Date