

PLANNING AND ZONING COMMISSION
MINUTES OF **TUESDAY, MAY 07, 2019**

Pursuant to notice duly given, the regular meeting of the Planning and Zoning Commission, also sitting as the Board of Zoning Appeals, was called and held on **Tuesday, May 07, 2019 at 5:00 P.M.** in the Council Chambers of the Gates Mills Town Hall.

Members present: Nancy Sogg; Chair, Scott Broome, Sally Burke, Jim Deacon, Emily Hamilton, Craig Steinbrink, and Sandra Turner.

Members absent: None

Also present: Chris Courtney, Village Engineer
Todd Hunt, Law Director.

1. Roll Call.
2. The minutes of **Tuesday, April 02, 2019** regular meeting of the Planning and Zoning Commission were submitted for approval.

A motion was made to approve the minutes as Submitted.

Motion by: S. Burke 2nd: E. Hamilton

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

3. A request to demolish the existing house structure for the **HYLAN** residence at **7400 Daisy's Wood Lane** was heard.
Jason Baylor, Payne & Payne Builders was present.

Mr. Baylor reviewed the proposed demolition requests for the Board. He indicated the existing house is to be demolished for a completely new home. He indicated the owner had been trying to add onto the existing structure but has come to the conclusion that in the end the finished plan would not be what they wanted in a new home. In addition, there is some existing water damage from a frozen pipe over the water. The contractor has recommended the removal of the existing structure for cost and quality reasons.

Mr. Sogg asked Mr. Courtney if he had reviewed or approved the new house location and site work.

Mr. Courtney indicated it is too early in the plan development phase for a site development review. He typically sees the plans later in the plan development.

Mr. Biggert indicated the proposed house design style, French Country, has previously received a preliminary approval by the ARB when it was be considered as additions and sees no reason the new house design should not receive the necessary approvals.

Refer to audio recording for additional detail.

After further discussion, a motion was made to approve the demolition request as *submitted* pending final approval by the ARB and Village Engineer.

Motion by: S. Broome 2nd: S. Turner

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

4. A use permit and demolition request for the **CHAGRIN VALLEY HUNT CLUB** pool house at **7620 Old Mill Road** was heard. David Urbansky, Perspectus Architecture was present.

Mr. Urbansky reviewed the proposed demolition requests for the Board. He indicated the age of the existing building does not meet the criteria of what is considered a historic building under the Department of Interior guidelines. The cut-off period is currently 1949 and the existing building is from the 70's. The desire is to remove the existing building and build a new pool house that could be used year round.

Mr. Burke asked if the existing pool and deck is to remain or will that also be replaced.

Mr. Urbansky indicated the existing pool and deck is to remain.

Mrs. Turner asked what the expected timing of the project was and when the building would be removed if approved.

Mr. Urbansky indicated the building would be removed sometime in the fall. They would like to use the current building and pool this season.

Mr. Biggert indicated the Hunt Club property is currently zoned as a Class U3 (Commercial – Special Permit) and requires Planning and Zoning approval in order to proceed.

Refer to audio recording for additional detail.

After further discussion, a motion was made to approve the Class U3 use permit and pool house demolition request as *submitted* pending final approval by the ARB, Historic District Subcommittee, and Village Engineer.

Motion by: C. Steinbrink 2nd: J. Deacon

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

There being no further business the meeting was adjourned at **5:13 P.M.**

Nancy Sogg, Chair

David Biggert, Secretary