

PLANNING AND ZONING COMMISSION
MINUTES OF **TUESDAY, FEBRUARY 07, 2023**

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, February 07, 2023 at 5:00 PM** in the Council Chambers of the Town Hall.

Members present: Craig Steinbrink; Chair, Chip AuWerter, Scott Broome, Emily Hamilton, and Jeannine Voinovich.

Members absent: Jim Deacon.

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

1. Roll call.
2. The minutes of **Tuesday, January 03, 2023** regular meeting of the Planning and Zoning Commission were submitted for approval.

Mr. Broome provided recommended changes.

A motion was made to approve the minutes as *revised*.

Motion by: C. AuWerter 2nd: J. Voinovich

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

3. Motion to adjourn the regular meeting of the Planning and Zoning Commission and convene a meeting of the **Board of Zoning Appeals**.

Motion by: S. Broome 2nd: C. AuWerter

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

4. A variance request to perform work within a protected riparian setback area for the **YOUNG** residence at **7510 Old Mill Road** was heard. Notice has been provided to adjoining property owners. Judith Mitchell and Sarah Domanick from Davey Resource Group were present.

Ms. Mitchell reviewed the variance request for the Board. She indicated the project consists of the restoration of the existing stream banks that runs north through the property into the Chagrin River. The work being performed includes removing some of the existing sediment that has been deposited throughout the stream and stabilizing the existing banks with large rock material. She also indicated part of the proposed project is to educate the property owners in proper maintenance techniques to protect the stream bank once the work is completed. DRG has recommended a "no mow zone" 5 to 7 feet back from the bank edge, this will allow the grass and plantings root structure to develop and help stabilize the banks from future erosion.

She stated the proposed work, once completed, will improve the water quality, and protect the natural habitat.

Mr. Courtney stated this project is different than any of the previous request to perform work within the protected riparian area. Previous request have been for new construction work within the riparian area, this project is a complete bank stabilization of the existing stream and banks. He has no objection to the proposed work indicted in the plans submitted.

Mr. AuWerter discussed the amount of stormwater that comes from the hillside adjacent to the stream and asked if the proposed work will help deal with this stormwater.

Ms. Mitchell indicated it would because the work will restore the stream and its banks to an original condition which will allow for the stormwater to flow more efficiently.

Mr. Biggert asked Ms. Mitchell what the anticipated start date might be for the project.

Ms. Mitchell stated approximately one month, depending on the weather.

Mr. Broome stated, in reviewing the Variance Worksheet, the proposed work solves the property owners "practical difficulties".

Mr. Hunt stated the proposed work meets the A-1 standard and does not adversely affect 1 – 5.

After further discussion, a motion was made to approve the variance to perform work within the protected riparian area as requested per plans dated 1/11/23.

Motion by: S. Broome 2nd: C. AuWerter

Roll Call: Ayes: All.
Nays: None.

Motion Approved

5. A solar panel variance request for the **KABELITZ** residence at **549 Riverview Road** was heard. Notice has been provided to adjoining property owners.

No representative was present to discuss the request.

A motion was made to continue the variance request to a later meeting.

Motion by: S. Broome 2nd: C. AuWerter

Roll Call: Ayes: All.
Nays: None.

Motion Approved

There being no further business the meeting was adjourned at **5:50 P.M.**

Craig Steinbrink, Chair

David Biggert, Secretary