

PLANNING AND ZONING COMMISSION  
MINUTES OF **TUESDAY, JANUARY 05, 2021**

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, January 05, 2021 at 5:00 PM** with the Chair presiding in a remote, virtual meeting that was livestreamed to the internet.

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

Members absent: Sally Burke.

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

1. Roll Call.
2. The minutes of **Tuesday, November 03, 2020** regular meeting of the Planning and Zoning Commission were submitted for approval.

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

Motion by: C. Steinbrink            2<sup>nd</sup>: S. Turner

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            2<sup>nd</sup>: J. Deacon

Roll Call:    Ayes: All.  
                  Nays: None.

**Motion Approved**

4. A riparian zone setback variance request for the **RANKIN** residence at **36779 Cedar Road** was heard. Notice has been given to adjoining property owners. William Childs; Architect, Matt Goedecke, Architect, and Clay Rankin, Owner attended the virtual meeting through the internet.

Mr. Childs reviewed the proposed riparian setback variance request for the Board. He indicated stated the request is an 11' setback variance within the existing riparian area.

Mrs. Turner agreed it does not appear the addition can be built in a different location and therefore will have to sit within the required setback.

Mr. Courtney recommended the following as part of the final plan approval:

Provide an abbreviated SWPPP consistent with GM Code Section 1171.10.

Provide flow calculations for the existing channel in order to determine the need and scope of erosion protection for new foundation.

Vegetated Rip Rap should be installed 25' up and downstream from the addition for protection of the proposed foundation.

Provide a Planting Plan for review/approval for the restoration of the Riparian Setback area.

Coordinate streambank protection design with the Chagrin River Watershed Partners.

Mr. Broome reviewed the *Variance Worksheet* for the Board.

After further discussion, a motion was made to *approve* the 11' riparian setback variance as request on the condition the information as requested by the Village Engineer will be submitted for review and shall become part of the final plan approval.

Motion by: S. Broome                      2<sup>nd</sup>: J. Deacon

Roll Call:     Ayes: All.  
                     Nays: None.

**Motion Approved**

There being no further business the meeting was adjourned at **5:22 P.M.**

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Nancy Sogg, Chair

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David Biggert, Secretary