

PLANNING AND ZONING COMMISSION
MINUTES OF **TUESDAY, JULY 01, 2025**

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, July 01, 2025.**

Members present: Craig Steinbrink; Chair, Scott Broome, Jim Deacon, Christine Riley, and Jeannine Voinovich.

Members absent: Chip AuWerter, Emily Hamilton.

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

1. Roll call.
2. The minutes of **Tuesday, May 06, 2025** regular meeting of the Planning and Zoning Commission were submitted for approval.

Mr. Deacon noted a few spelling errors.

A motion to approve as amended was made.

Motion by: S. Broome 2nd: J. Deacon

Roll Call: Ayes: All others.
 Nays: None.

Motion Approved

3. A variance request to locate a detached accessory structure in the front yard for the **BARBATO** residence at **7155 Settlers Ridge Road** was heard. Notice has been provided to adjoining property owners.
David Ellison, Architect and Virginia Burt, Landscape Architect were present.

Mr. Steinbrink asked if the neighbors had been notified and if the Village had received any responses.

Mr. Biggert stated the neighbors had been notified by certified mail and no responses or objections had been received.

Mr. Ellison reviewed the variance request for the Board. He stated the request is to locate a detached greenhouse with a small potting shed in the front yard.

He indicated most of the building will be located below grade with only approximately 10' above the finished final grade. He also indicated because of the heavily wooded front yard and the grade sloping up from the street, very little if any of the proposed building will be seen from the street.

Ms. Burt showed a picture of the existing front yard view from the street.

Mr. Ellison showed a picture towards the neighbor's property to the west and stated there is an existing tennis court located in the front yard area closer to the street than what the proposed shed/greenhouse building will be.

Mr. Deacon asked if any trees will need to be removed.

Ms. Burt stated some existing trees will need to be pruned, not removed. She also stated that is the reason for locating the building in the front yard, any spot in the rear yard area would require trees to be removed. Also stated approximately 20 to 30 trees have already been planted. She also showed a hand drawn sketch of what the building might look like.

Mrs. Voinovich asked if landscape/screening is being installed or could be installed to screen the new greenhouse from the street.

Mr. Ellison replied there are and will be intermediate views of the new greenhouse from the street because of the existing trees that are to remain along with the additional low and medium height plantings that are going to be installed. He continued by stating the new building should be hard to see from the street once all the planting has been completed.

Mr. Broome asked why the building could not be located in the rear yard.

Ms. Burt stated it cannot be located in the rear yard because of the existing septic system location, the existing slope of the rear yard, and some existing stormwater drainage issues that need to be addressed.

Mr. Courtney agreed with the rear yard issues as stated by Ms. Burt. Stated it would be more difficult to put the proposed structure in the rear yard.

Mr. Deacon stated he did not see any other feasible location on the property except for where it is being proposed.

At 1733, a motion was made to enter into executive session in order to seek legal consultation from the Village Law Director.

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

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

At 1747 the Board came out of executive session.

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

After further discussion, a motion was made to approve the request to locate a detached accessory structure within the front yard as submitted because there is practical difficulty to construct in any other location; subject to a landscape/screening plan be submitted to the Chief Building Official and Village Engineer for review and approval.

Motion by: S. Broome 2nd: J. Deacon

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

Refer to audio recording for additional detail.

There being no further business the meeting was adjourned at **5:59 P.M.**

Craig Steinbrink, Chair

David Biggert, Secretary