

PLANNING AND ZONING COMMISSION
MINUTES OF **TUESDAY, MAY 06, 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, May 06, 2025.**

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

Members absent: None.

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

1. Roll call.
2. The minutes of **Tuesday, March 04, 2025** regular meeting of the Planning and Zoning Commission were submitted for approval.

Mrs. Voinovich stated she was not present at the March meeting.

A motion to approve as revised was made.

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

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

Motion Approved

3. A front yard width variance and lot split request for the **SPIRK** residence at **7890 Brigham Road** was heard. Notice has been provided to adjoining property owners.
John Spirk, Owner was present.

Mr. Spirk reviewed the front yard width variance and lot split request for the Board. He stated they have owned the current property for just over 31 years. He was splitting the lot in hopes one of their adult children would want it to build a new house on the proposed new property. After discussing this with their family, it appears none if the children are interested in the lot or building a new home. He stated he would still like to complete the lot split and offer it for sale.

Mr. Steinbrink asked Mr. Courtney if he had any comments regarding the request.

Mr. Courtney stated he had reviewed the request. He recommended a 150' or 160' side yard setback from the southern property line to be part of any approval. He feels this is necessary in order to maintain a similar distance between any new house on the proposed lot and the existing house structures along River Oaks Trail. He provided a drawing showing the recommended setback.

Mr. AuWerter stated without a larger setback from the southern property line, under the current zoning code setback, a new house could be placed 25' from the property line putting it very close to the existing homes on River Oaks.

Broome Enters

Mr. Steinbrink asked Mr. Spirk if he would be willing to accept a 160' side yard setback and limit the property to a single home.

Mr. Spirk stated he would agree to limit the new property to only one residential structure and asked if the proposed side yard setback could be less than the suggested 160'. He felt this would allow a little more flexibility in the placement of a new house and make it more appealing to potential buyers.

The Board discussed the potential setbacks under the current code requirements. They determined approximately 100' could be a possible side yard setback which is not much different than the proposed 150' or 160' setback.

Mr. Courtney stated the proposed side yard setback would be shown on the lot split plat so any future owner or Building Official would be aware of the requirement.

Mr. Steinbrink asked for any questions from the audience in attendance.

Mr. David Bourne, 709 Chagrin River Road, asked if the proposed 160' side yard setback would position a new house closer to the existing ravine and to his property.

Mr. Courtney stated it would, but there would still be a substantial distance between both the ravine and his property.

Mr. Biggert asked if the suggested setback is for the main new house structure only or would include any accessory structures or septic system.

Mr. Steinbrink stated the imposed side yard setback would be for building structures only, drive or septic system setbacks would be according to the current requirements.

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

After further discussion, a motion was made to approve a 118.55' front lot width variance along Chagrin River Road, as shown on the proposed plat date April 02, 2025, and limit the new lot to one new residential home structure with a minimum side yard setback of 150' from the southern property line. The setback information will be indicated on the lot split plat and filed with County as required.

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

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

After further discussion, a motion to approve the lot split as submitted and as shown on the proposed lot split plat dated April 02, 2025.

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

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 **5:44 P.M.**

Craig Steinbrink, Chair

David Biggert, Secretary