

PLANNING AND ZONING COMMISSION
MINUTES OF **TUESDAY, NOVEMBER 05, 2024**

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, November 05, 2024.**

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, August 06, 2024** regular meeting of the Planning and Zoning Commission were submitted for approval.

A motion to approve as revised was made. Change “combing” to “combining”.

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

Roll Call: Ayes: All others.
 Nays: None.
 Abstain: Broome, Hamilton.

Motion Approved

3. The minutes of **Tuesday, October 01, 2024** regular meeting of the Planning and Zoning Commission were submitted for approval.

A motion to approve as revised was made. Change “September” to “October”

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

Roll Call: Ayes: All others.
 Nays: None.
 Abstain: AuWerter, Broome, Deacon.

Motion Approved

4. A lot consolidation request for the **NOBLE** residence at **7659 Deerfield Road** was heard. Allen Guenther, McCaskey Landscape and Design was present.

Mr. McCaskey reviewed the proposed lot consolidation request for the Board. He stated the property owners are planning to build a new detached cabana and sport courts to the south of the house and would like it to be located on the same lot as the main house building.

Mr. Courtney stated he has reviewed the plan and there appears to be a parcel number for the one lot that is not correct.

After further discussion, a motion was made to approve the lot consolidation request pending revising the plan with the correct parcel number and re-submitting for the Village Engineers review.

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

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

5. A front yard setback variance and request permission to perform work within a restricted riparian setback area variance for the **GROSZEK** residence at **443 Riverview Road** was heard. Notice has been provided to adjoining property owners.

Joseph Myers, Architect and Donald Groszek, Owner were present.

Mr. Myers reviewed the variance requests for the Board. He stated similar requests, for this property, as the current one have previously been submitted to the Board and have been approved. The owners would like to proceed with the construction of the new house, the new house plans have already been approved by the ABR.

Mr. Broome stated the lot would be unbuildable if the owners are required to adhere to the setback and riparian requirements. It also appears the new house is being located in the relatively same area as the original house which was previously demolished. By doing this, there should be minimal soil disturbance and fewer trees having to be removed. He also stated the proposed new house location is outside the floodway which creates the need for the variances.

Mr. Courtney indicated the proposed location of the structure is important because of its proximity to the river; its location will not inhibit the water flow in the event of any flooding.

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

After further discussion, a motion was made to grant permission to perform work within a restricted riparian setback area for the purposes of constructing a new house as indicated on the site plan dated February 2022.

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

Roll Call: Ayes: All.
 Nays: None.

Motion Approved

A motion was made to approve a 70' front yard setback variance as requested and as indicated on the site plan dated February 2022.

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

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 **5:50 P.M.**

Craig Steinbrink, Chair

David Biggert, Secretary