

PLANNING AND ZONING COMMISSION  
MINUTES OF **TUESDAY, OCTOBER 04, 2022**

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, October 04, 2022 at 5:00 PM** in the Council Chambers of the Town Hall.

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

Members absent: Chip AuWerter and Jim Deacon.

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

1. Roll call.
2. The minutes of **Tuesday, September 06, 2022** regular meeting of the Planning and Zoning Commission were submitted for approval.

Mr. Steinbrink stated the word "roaster" should be changed to "rooster".

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

Motion by: N. Sogg                      2<sup>nd</sup>: J. Voinovich

Roll Call:     Ayes: All.  
                  Nays: None.

**Motion Approved**

3. A review and discussion of the proposed revised ordinance regulating fences was held.

Mr. Hunt advised the new regulation is also working its way through Council. A public hearing is required before Council can approve the new legislation.

Mr. Biggert asked Mr. Hunt if the new regulation should also apply to the current "old standards" section.

Mr. Hunt suggested it should. He will revise the final version to include the fence regulation to the "old standards" section.

After further discussion, a motion was made to approve the new fence ordinance as amended and recommended adoption to Council.

Motion by: N. Sogg                      2<sup>nd</sup>: E. Hamilton

Roll Call:     Ayes: All.  
                  Nays: None.

**Motion Approved**

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

Motion by: N. Sogg                      2<sup>nd</sup>: S. Broome

Roll Call:     Ayes: All.  
                  Nays: None.

**Motion Approved**

5. Permission to expand a current non-conforming structure and rear setback variance request for the **GATES MILLS HISTORICAL SOCIETY** at **7580 Old Mill Road** was heard.

David Ellison, Architect and Marcia Anselmo, GMHS President were present.

Mr. Ellison reviewed the request for the Commission. He indicated the current building is too small to meet the needs of the Historical Society. They are proposing to build a small addition of the rear of the existing building which will increase their display space. He stated the existing building conforms with all the requirements of Section 1157.06 other than the rear setback for the new addition. A 23' rear setback variance is necessary.

Ms. Anselmo stated the building is completely out of additional display space. Many items that have been donated by residents cannot be displayed. She tries to rotate items so the history of Gates Mills can be shown.

Mrs. Hamilton asked if any trees would need to be removed.

Ms. Anselmo stated a few of the smaller decorative trees will be relocated. Once all the work is completed, the new addition should not be visible from the street or side.

Mr. Ellison stated part of the project is to install a ramp which will improve handicap accessibility. The new addition is approximately 400 square feet. He also stated the GMHS property is probably one of the most valuable pieces of property in the Village.

Mr. Hunt stated it appears the cost of the new addition is not more than 60% of the fair market value of the property so it meets the requirement as stated in Section 1157.06(b).

Mr. Broome reviewed the *Variance Worksheet* for the Commission. He stated the existing building already does not meet the required rear setback and the new addition is not changing the building's use.

After further discussion, a motion was made to approve a 25' rear yard setback as submitted.

Motion by: S. Broome                      2<sup>nd</sup>: N. Sogg

Roll Call:     Ayes: All.  
                  Nays: None.

**Motion Approved**

There being no further business the meeting was adjourned at **5:26 P.M.**

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Craig Steinbrink, Chair

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David Biggert, Secretary