

PLANNING AND ZONING COMMISSION  
MINUTES OF **TUESDAY, SEPTEMBER 21, 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, September 21, 2021 at 5:00 PM** in the Council Chambers of the Gates Mills Town Hall.

Members present: Nancy Sogg; Chair, Scott Broome, Sally Burke, Jim Deacon, Emily Hamilton, and Jeannine Voinovich.

Members absent: Craig Steinbrink.

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

1. Roll Call.
2. The minutes of **Tuesday, July 06, 2021** regular meeting of the Planning and Zoning Commission were submitted for approval.

Mr. Deacon recommended "concern" should be changed to "concerns".

Mr. Broome recommended "dead" should be changed to "deed".

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

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

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

**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>: E. Hamilton

Roll Call:     Ayes: All.  
                  Nays: None.

**Motion Approved**

4. A gas well setback variance request for the **RESCH** property at **7680 Deerfield Road** was heard. Notice has been provided to adjoining property owners. David Ellison, Architect was present.

Mr. Ellison reviewed the 230' setback variance request for the Board. He indicated the variance is necessary in order to build a new home for the Resch family on the site with an existing gas well. If granted, the new home will be no closer than 100' to the gas well head which is the same distance the neighboring house is located and was granted to the previous property owners in November of 2019. He continued by stated the current 330' setback requirement would make the lot "unbuildable".

Mr. Broome stated the previous setback standard for a new home to an existing gas well by the Village was 100'. The setback standard was changed to 330' after the neighboring house was built. He also indicated the Ohio standard was 100'.

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

After further discussion, a motion was made to *approve* the 230' gas well setback variance as *submitted* incorporating the review standards and comments from the previous variance request and 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 **5:16 P.M.**

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Nancy Sogg, Chair

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David Biggert, Secretary