

PLANNING AND ZONING COMMISSION  
MINUTES OF **TUESDAY, MARCH 01, 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, March 01, 2022 at 5:00 PM** in the Council Chambers of the Town Hall.

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

Members absent: None.

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

1. Roll call.
2. The minutes of **Tuesday, February 01, 2021** regular meeting of the Planning and Zoning Commission were submitted for approval.

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

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

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

**Motion Approved**

3. A pre-review of a new cell tower for **GILMOUR ACADEMY** at **34001 Cedar Road** was heard.  
Kathryn Popp, Gilmour Academy; Robert Orovets, Architect; Joseph Ciuni, Civil Engineer, and Ron Gainer.

Mr. Orovets reviewed the proposed new cell tower information for the Commission. He indicated the request is for two cell towers also used as lighting poles for the football/soccer stadium. The new lighting for the stadium had been approved by the Village at the December meeting. He indicated the poles would be 120' to 125' "stealth poles". The antennas on the stealth or ghost pole are hidden by a screen so they are not seen.

Mrs. Popp stated they are close to an agreement with a service provider.

Mr. Cuini stated the stadium in Hudson has the "ghost" poles if the members would like to review on site.

Mrs. Sogg asked what the coverage area of the two poles would be.

Mr. Gainer indicated 1½ to 2 miles would be the approximate range.

Mr. AuWerter asked why two poles are needed.

Mr. Gainer stated because of the recent technology only two antennas can go on each pole.

Mr. AuWerter stated there has been a lack of communication between Gilmour Academy and the Village. The Village has a cell tower planned for a location in the center of Gates Mills Blvd. where it will be partially screened by trees. He stated there will be a new cell tower in the Village, the question becomes whether the tower is by the Village or Gilmour Academy. The decision will need to be based on what provides the best service to the Village and its residents. A meeting will follow to continue discussions with Gilmour.

Mr. AuWerter stated Verizon has already completed a site study for the Villages proposed cell tower location. Gilmour's study on the proposed location should be completed with a week.

Mr. Cuini stated the cell towers for Gilmour are desperately needed for safety reasons. There have been occasions when coaches have not been able to contact each other in a student emergency.

Mr. AuWerter stated this is a pre-review of Gilmour's proposal as indicated in the cell tower ordinance and no action by the Commission is needed.

### **No Action Taken**

4. A request to perform work within a protected riparian area for the **PANDYA-SHOEMAKER** residence at **1892 Chartley Road** was heard.

Mr. Michael Beightol, Designer and Laura Shoemaker, Owner were present.

Mr. Beightol reviewed the proposed work within the for the Commission. He indicated the project consists of a new in-ground pool with new terrace areas. He stated the rear yard area slopes approximately 7' from the top to the edge of the existing street bank. The new pool will be located about halfway between the top and bottom of the slope with terraces above and next to the pool. On the west side of the pool will be natural boulders and landscape which are within the riparian setback area.

Mr. Courtney stated the goal of the riparian ordinance is to collaborate with residents and proposed new projects to protect, conserve, and restore areas along sensitive stream bank areas. He indicated below the new pool area the plan shows a grass area and an existing mulch bed and landscaping along the edge of the stream back. He recommended this area be planted with riparian area appropriate plantings to help stabilize the slope and control the stormwater runoff better. He can send a list of type of plantings that would be appropriate for this area so the homeowners can decide what they would like to use.

Mr. Steinbrink asked if this would be acceptable to the homeowners.

Mr. Beightol stated it could be acceptable. However, he is not sure what the additional cost for such plantings would be. He introduced Mrs. Shoemaker.

Mrs. Shoemaker stated she has seen the existing stream when there is little to no flow and after a storm when there is much more running water. She would have no objection to the recommendation by Mr. Courtney.

After further discussion, a motion was made to grant permission to perform work within a restricted riparian area as shown on the drawings dated February 23, 2022, as noted:

1. A landscape plan shall be submitted for review showing the area between the pool and existing streambank converted to riparian appropriate ground cover and plantings. Existing grass and mulch removed.
2. A grading plan along with a stormwater drainage plan shall be submitted for review prior to permit being issued.

Motion by: S. Broome                      2<sup>nd</sup>: C. AuWerter

Roll Call:        Ayes: All.  
                      Nays: None.

### **Motion Approved**

There being no further business the meeting was adjourned at **5:35 P.M.**

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Craig Steinbrink, Chair

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David Biggert, Secretary