

PLANNING AND ZONING COMMISSION
MINUTES OF **TUESDAY, MARCH 03, 2026**

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 03, 2026**.

Members present: Craig Steinbrink; Chair, Chip AuWerter, Scott Broome, Jim Deacon, Kendra Howley, and Jeannine Voinovich.

Members absent: Christine Riley.

Also present: Steve Siemborski, Mayor
Todd Hunt, Law Director

1. Roll call.
2. The minutes of **Tuesday, February 03, 2026** regular meeting of the Planning and Zoning Commission were submitted for approval.

Mr. Broome stated the last sentence on page one the word "Villages" should be changed to "Village's".

A motion to approve as revised was made.

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

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

Motion Approved

3. Lot split and lot size/frontage width variance request for the **MARRA** residence at **1450 County Line Road** was heard. Notice has been provided to adjoining property owners.
Alfonso Marra, Property Owner, William Lavigna, Joseph Gutoskey, Surveyor were present.

Mr. Marra reviewed the proposed lot split/consolidation and variance requests for the Board. He stated he currently owns a lot with his house located on it and an adjoining vacant lot to the east. Both lots are currently accessed from Mayfield Road. Dr. Lavigna's property is east of his vacant lot located in Chester Township. His request is to split the existing 2.2-acre vacant lot roughly in half,

adding the one half to his existing lot and then selling the other half, the newly created lot, to the neighbor. He stated his and the doctor's goal is to prevent a house from being built next to their existing properties.

Mr. AuWerter stated he is struggling with granting variances to create non-compliant lots for the purpose of preventing a structure being built. Suggested leaving the current vacant lot as is and place a deed restriction on the property that prohibits a house from being constructed. Another option is the neighbor could buy the current vacant lot and the deed restriction would achieve both property owners' goals and would not require the Village to grant any variances.

Mr. Marra explained he would also like to make his property slightly larger and receive some money from the sale of the 1.1-acre lot. He also stated the Doctor has no backyard with the way his house is situated on his current lot. The newly created lot would provide a buffer with no structure on it for both property owners and provide a larger back yard for the Doctor.

Mr. Broome stated he is in favor of having a deed restriction on the property that prohibits a building or buildings to be built on the proposed new parcel.

Mr. AuWerter stated he agreed with Mr. Broome, but the deed restriction could be placed on the current 2.2-acre lot, achieve the same goals for both property owners, and would not need any variances from the Village that creates a non-conforming lot.

Mr. Hunt stated the proposed lot split/lot consolidation with a deed restriction meets the goals of the Village and limits structures from being built on lots that do not meet the minimum requirements as indicated in the regulations. A deed restriction on the new lot that the Village controls will meet that goal.

Mr. Steinbrink stated he understands both ideas to control building on small lots. However, he is always concerned about granting variances on lot size, width, and street frontage. This practice could lead to a new owner of the property to submitted to the Village and this Board, years later, a request for a bunch of variances so they can build a house on a small lot. Different members of this Board might wonder how a lot less than 5 acres or even 2 1/2 acres ever got approved.

Mr. Hunt stated a deed restriction on the new 1.13-acre lot would prevent any building on the lot.

Mr. Broome asked Mr. Hunt if it would be possible for the new parcel "B" could be consolidated to the Doctor's existing lot in a different County.

Mr. Hunt stated it is possible; it will take a little more work. The County(s) will need to assign 2 different parcel numbers for tax purposes.

Mr. AuWerter asked Dr. Lavigna if he would be willing to consolidate the new lot with his existing property.

Dr. Lavigna stated he has no objection to consolidating the lots if it allows him to locate a small storage building in the lot area at a later date.

Mr. Biggert stated it would make it easier because an accessory structure variance from the Village would not be necessary.

Mr. Steinbrink suggested the Board consider continuing the request to later meeting once the information can be revised so that the new lot "B" would be consolidated with the Doctor's existing lot.

After further discussion, a motion was made to continue the request for a meeting at a later date once the surveyor has time to revise the lot information.

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 **5:34 P.M.**

Craig Steinbrink, Chair

David Biggert, Secretary