

PLANNING AND ZONING COMMISSION
MINUTES OF **TUESDAY, MAY 05, 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, May 05, 2026**.

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

Members absent: Chip AuWerter.

Also present: Steve Siemborski, Mayor
Chris Courtney, Village Engineer
Todd Hunt, Law Director

1. Roll call.
2. The minutes of **Tuesday, April 07, 2026** regular meeting of the Planning and Zoning Commission were submitted for approval.

Mrs. Riley suggested a change in the word of the second paragraph on page 2.

A motion to approve as revised was made.

Motion by: S. Broome 2nd: K. Howley

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

Motion Approved

3. Final demolition and lot consolidation request for the **DODERO** residence at **1602 Berkshire Road** was heard.
Roger Dorer, The Bremec Group was present.

Mr. Dorer reviewed the demolition and lot consolidation request with the Commission. He stated that the Doderos live on Gates Mills Boulevard, adjacent to the Berkshire Road property. They purchased the Berkshire Road property back in 2025. The demolition request was reviewed by the Architectural Board at the December meeting. As part of the demolition approval, the Board required the two lots to be consolidated into one. He also stated the owners existing

property on the boulevard has very little back yard. The proposed consolidation creates a much larger back yard and prevents someone from living so close to them.

Mrs. Riley asked for the purpose of providing quotes to make repairs to the existing structure.

Mr. Biggert stated the purpose for the quote is to show the review Boards that an unnecessary financial burden would take place if required to retain the buildings and make the necessary repairs.

Mr. Broome asked if the Dodero's are aware that if the two lots are consolidated into one, they will never be able to split the lot in the future.

Mr. Dorer stated there is no interest among the owners in ever splitting off a part of the combined lot. They understand this is permanent.

Mr. Biggert stated the owners already own a vacant parcel next to their existing property on Gates Mills Boulevard.

Mr. Steinbrink asked the Board members what their thoughts were on the consolidation. He stated it could remain as a separate lot to be sold later.

Mrs. Riley stated she is in favor of the proposed consolidation. Feels it is in keeping with the Village's goal of keeping things natural.

Mr. Steinbrink stated the downside to consolidating the two lots, the Berkshire lot exists and is considered a buildable lot with frontage along the street. Typically, in the past, the Board approved demolition requests and consolidated the lots to clean up some odd shape lots or existing lots with no real frontage or access. It could be sold later as a buildable lot.

Mrs. Howley asked what the advantage is to the Village if consolidated.

Mr. Steinbrink reviewed the consolidation for the Board.

Mr. Dorer stated the owners would prefer consolidating the lots in lieu of keeping them separate.

Mr. Deacon stated he agrees with the consolidation request because it creates a much better single lot.

Mrs. Voinovich asked if the existing drive on Berkshire will remain.

Mr. Dorer stated the drive will remain so contractors can enter the property for maintenance purposes. The lot will be seeded once the demolition is completed.

Mr. Courtney recommended a “chip seal” drive would look more natural than a completely new asphalt paved driveway.

After further discussion, a motion was made to approve the final demolition of the existing structures and the lot consolidation as submitted.

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

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 **5:20 P.M.**

Craig Steinbrink, Chair

David Biggert, Secretary