VILLAGE OF BRATENAHL
BRATENAHL VILLAGE HALL
10300 BRIGHTON ROAD
BRATENAHL, OHIO 44108

PLANNING COMMISSION MEETING
FEBRUARY 23, 2022
5:30 p.m.

MAYOR JOHN LICASTRO, CHAIR
JOYCE BURKE-JONES
RAYMOND NEGRELLI
NANCY L. MOLNAR, RPR, CLR

MAYOR LICASTRO: All right. We'll call the meeting to order and I will call the roll.

Mr. Negrelli?

MR. NEGRELLI: Here.

MAYOR LICASTRO: Ms. Burke-Jones?

MS. BURKE-JONES: Here.

MAYOR LICASTRO: And I am here as well.

This constitutes a quorum of this body. We also have Kristin Hopkins, our Village Planner.

Hello, Kris.

MS. HOPKINS: Hello.

MAYOR LICASTRO: Mary Ranney, our Building Department and Scott Packard, our Building Inspector, and others will introduce themselves as we move forward.

We can't approve minutes because there's not enough of us that were here at the last meeting to do so. We will skip over that. We don't have any old business. We do, however, have one item of new business. And it is a spec home on 10211 Lake Shore Boulevard, a new single-family dwelling.

Mr. Borkey is the owner of the property and that's the gentleman in the black coat.

Would you introduce yourselves for the record, Mr. Borkey is the owner of the property and that's the gentleman in the black coat.

MAYOR LICASTRO: It is a very narrow lot.

MR. BORKEY: Okay. So we intend or propose to build a 6,427 square foot two-story home positioned on the lot that will line up with the backs of the other existing home. And as presented by the drawings and the renderings and the landscape rendering. Obviously we're meeting all setbacks with the exception of the side yard setbacks that are going to be 15 on each side.

MAYOR LICASTRO: Mr. Borkey, let me just explain the process for a minute. So indeed, it's the opinion of our Planner, who will give her report shortly, there's a variance needed for the side yard setbacks. If, indeed, that's verified, we will have a Board of Zoning Appeals meeting and discuss the merit of your request. At that time, everyone within 300 feet is notified. So the neighbors will have a more formal opportunity to comment on the setback and the merits thereof. And that's not the purpose of this body. We're just looking at the plans in general.

MR. BORKEY: Can you show us the site plan and show...
us where it's located.

MR. BORKEY: Okay.

MAYOR LICASTRO: I think we have them somewhere. Do you have that, Joyce?

MS. BURKE-JONES: Yes, I do. Thank you.

MR. BORKEY: First site plan is part --

only have them on 12 by 18.

MAYOR LICASTRO: We have them in front of us.

MR. BORKEY: Okay.

MR. HOPKINS: I have one.

MR. BORKEY: Then I think you have renderings of the landscaping and elevations as well. So obviously we're trying to meet the requirement to be lined up with the neighboring houses as far as the rear yard setback goes. And we have our front entranceway. We have an inside load garage. And, of course, we incorporated this driveway onto our property, because I think after we're done with construction, I'll probably end up vacating the shared driveway.

MAYOR LICASTRO: I think the neighbors would be pleased with that.

MR. BORKEY: Yeah, they definitely would be. I can just vacate that and that will be gone. Our driveway will come up through here.

It will work for all the -- I mean, to the left, to the west.

MAYOR LICASTRO: Thank you, Mr. Borkey.

So let's pause a second and have Kris give us a synopsis of her report and then we'll open to the commissioners and others that want to participate. Kris?

MR. HOPKINS: So there was a similar type of house proposed on the same lot a couple of years ago and not much has changed. I think it's a little bit bigger, a little bit --

MR. BORKEY: The garage grew by four feet.

MAYOR LICASTRO: The height meets the requirements, yes.

MR. HOPKINS: The height meets the requirements, yes.

MAYOR LICASTRO: Mr. Borkey, an important point, and I'll reiterate, preservation of a couple of these beautiful trees would be really necessary. And I think we should make it part of our approval process. Let's pause a second and see if there's any questions from the Commission.

MS. BURKE-JONES: Actually, no.
MR. NEGRELLI: No. It's well presented.

MAYOR LICASTRO: Okay. So let me talk about process. I mentioned the need for Board of Zoning Appeals meeting. I think we're going to stage one sometime in early April and we'll have one on the agenda. We might have another item put on the agenda as well. But a motion to approve here will be contingent upon that process.

And as Chair of the Board of Zoning Appeals, if I vote to approve this, it does not imply consent with the variance. It's a different process.

MR. BORKEY: Absolutely.

MAYOR LICASTRO: Even though I might say yes now, again, it keeps me aloof and distant from what happens with that process.

MR. BORKEY: Sure.

MAYOR LICASTRO: You have to go through extensive ARB meetings where they'll look at materials. They have a landscape architect that will look at the landscape plan. We ask you try to make your landscape plan as definitive as possible, understanding there are things that change over time.

If the request for a variance is approved, it has to go before Village Council for final approval. And then, and only then, can the project move forward. Once you placate and satisfy Architectural Review Board and the variance is granted, you then have to submit drawings and plans. And you'll be dealing with the Building Department and Mr. Packard for that detail process.

So Ms. Ranney or Mr. Packard, any comments from you?

MR. PACKARD: Not at this time, no.

Thank you.

MAYOR LICASTRO: Scott, nothing of concern that you saw submitted here?

MR. PACKARD: No, not enough construction drawings that really kick in for me at this point, but no, everything else submitted so far appears to be fine.

MAYOR LICASTRO: For clarity, we're really approving the concept.

MR. BORKEY: Totally understood.

MAYOR LICASTRO: The details, of which will there will be many.

MR. BORKEY: I'm used to that.

MAYOR LICASTRO: I'm just mentioning that for the record.

MR. BORKEY: Understood.

MAYOR LICASTRO: Yes.

MS. BURKE-JONES: We got the letter from our Engineer. And he said we can go ahead and approve this assuming that, I forgot, utility plans or something would also be coming along.

MR. NEGRELLI: Yes.

MS. BURKE-JONES: So I don't know if we need to include that in our approval.

MAYOR LICASTRO: So I would recommend this: Let's consider a motion to approve contingent upon addressing the concerns expressed by the Engineer, contingent upon Board of Zoning Appeal process. And I think that's the only caveat I'd offer. Is there anything else to include?

MS. HOPKINS: Well, I would for the motion, if you agree with the screening.

MAYOR LICASTRO: Screening on that west wall.

MS. HOPKINS: On the west wall.

MAYOR LICASTRO: And preservation of trees as noted.

MR. BORKEY: Yes.

MAYOR LICASTRO: And you'll discuss that.

MR. NEGRELLI: Aye.

MR. BORKEY: And you'll discuss that further with the landscape architect as you go through the ARB process. So it's a motion to approve contingent upon satisfying the Engineer; the receiving of the variance for the Board of Zoning Appeals; and screening of the west wall and preservation of existing trees whenever possible. Everyone comfortable with that?

MS. BURKE-JONES: Yes.

MR. NEGRELLI: Yes.

MAYOR LICASTRO: Is there a motion?

MS. BURKE-JONES: So I don't know if we need to include that in our approval.

MR. NEGRELLI: Yes.

MS. HOPKINS: No. It's well presented.

MR. BORKEY: Understood.

MAYOR LICASTRO: Second.

MAYOR LICASTRO: Discussion the motion?

Any comments on the motion? All in favor?

MR. NEGRELLI: Aye.

MS. BURKE-JONES: Aye.

MAYOR LICASTRO: Aye. Okay. Mr. Borkey, you passed the first hurdle. There are many more, but we appreciate developing this lot. The lot has been vacant for a number of years. And I think it will be a real enhancement to that lot itself and the neighborhood, so we look forward to it being done. We've dealt with you and preservation of existing trees whenever possible. Everyone comfortable with that?
in the past, the two of you. It's been a pleasure.

Any comments from anyone else?

MR. UNDERWOOD: I had one question.

When you say screening, are you talking about temporary screening or --

MAYOR LICASTRO: Green.

MR. UNDERWOOD: -- green.

MS. HOPKINS: Bushes.

MR. BORKEY: Landscaping.

MAYOR LICASTRO: Yeah, so it's not just a bare wall.

MR. BORKEY: Yeah, I broke it up with windows on the elevation, but with regards to the landscaping, I already talked to a landscape architect about having to come up with a good bed all along that wall.

MAYOR LICASTRO: And again, ARB --

MR. BORKEY: And I agree with it 100 percent.

MAYOR LICASTRO: -- one member who's a landscape architect will want details. We're just mentioning that conceptually.

MR. BORKEY: Yes.

MAYOR LICASTRO: Yes.

MR. UNDERWOOD: Sorry, I got one more. We talked a little bit before about this, the sidewalk out front being real high from the curb. It's going to be a problem getting in and out.

We talked about lowering it maybe six to eight inches, you know.

MR. BORKEY: For these low cars, so they don't drag on it coming in.

MAYOR LICASTRO: That's something we can look at. I'll have the Engineer look at it and address your concerns, see how we can try to get it fixed. We don't want cars dragging and we don't want you tearing up the sidewalk. So the construction driveway as there now will eventually be the driveway, correct?

MR. BORKEY: Yes.

MAYOR LICASTRO: You already have a curb cut on that, don't you?

MR. BORKEY: No.

MAYOR LICASTRO: You have to make a curb cut.

MR. BORKEY: Right. We're going to try to stay off the shared driveway that's been in place for all these years. However, the neighbor to the west indicated he wants the old concrete driveway after we're done.

MR. UNDERWOOD: Also, if we get the okay to drop it down a little, people are walking through there, so just what do you want us to do about keeping them on the other side of the road, you know, for a couple of days while we cut that sidewalk out and chop it down.

MAYOR LICASTRO: We'll do whatever is reasonable. Again, the Engineer can offer an opinion.

MR. BORKEY: We'll keep the walkway ADA compliance as long as it's there.

MAYOR LICASTRO: Anything else?

MR. BORKEY: There's probably a good chance to just rip the whole walk out through there and make the whole property look good.

It's not that much more.

MR. UNDERWOOD: No, not much more.

MR. BORKEY: I'd rather incorporate all new into the whole thing. I'd hate to put this house up and have this beautiful driveway coming out and then you got this old walkway. Just to finish it. There's nothing wrong with it, but maybe we'll just replace the awful sight.

MAYOR LICASTRO: We can work with you on that. Anything else? I'll entertain a motion to adjourn.

MS. BURKE-JONES: So move.

MR. NEGRELLI: Second.

MAYOR LICASTRO: All in favor?

MS. BURKE-JONES: Aye.

MR. NEGRELLI: Aye.

MAYOR LICASTRO: Aye. We are adjourned.

(Meeting adjourned at 5:47 p.m.)
CERTIFICATE

I, Nancy L. Molnar, do hereby certify that
as such Reporter I took down in Stenotypy all of
the proceedings had in the foregoing transcript;
that I have transcribed my said Stenotype notes
into typewritten form as appears in the foregoing
transcript; that said transcript is the complete
form of the proceedings had in said cause and
constitutes a true and correct transcript therein.

Nancy L. Molnar
Notary Public
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