BRATENAHL OF VILLAGE
10300 BRIGHTON ROAD
BRATENAHL, OHIO 44108

PLANNING COMMISSION MEETING

May 25, 2022
5:30 p.m.

MAYOR JOHN LICASTRO
VIKKI BROER, CHAIR
JOYCE BURKE-JONES
RAYMOND NEGRELLI

NANCY L. MOLNAR, RPR, CLR
MS. BROER: It's 5:30. We'll call the meeting to order. So Ray, Tom, Burke-Jones, everybody is here.

Approval or correction of the minutes as sent?

Does anybody have any changes, any discussion?

MAYOR LICASTRO: Motion to approve as offered.

MS. BURKE-JONES: Second.

MS. BROER: All in favor?

Aye: 3.

MS. BROER: I think I have to abstain because I wasn't a voting member.

There being no old business, we will move to the new business, 10910 Lake Shore Boulevard new accessory structure.

MAYOR LICASTRO: Will you identify yourself for the record?

MS. LANIER: Pardon me?

MS. BROER: Can you state your name for the record?

MS. LANIER: Felicia Lanier.

MAYOR LICASTRO: This is Ms. Burke-Jones, Vikki Broer, Ray Negrelli, Kris
Hopkins is our Village Planner.

MS. LANIER: Yes.

MS. BROER: Welcome. So generally you give us a little presentation and then our Planner will talk about it and we'll ask you some questions.

MS. LANIER: Okay. What we're doing, we've had the property for the last seven years, so we've been trying to take care of the bones of the property and we've pretty much got that all taken care of since we had it. So now we're trying to work on the outside, beautifying and, you know, building up the outside of the property.

So when we got there, there were two sheds on there, you know, that really need to be replaced at this point in time. And at the same time, we're trying to put a patio out in the back, as well as a utility shed building where we can keep like the lawnmowers and the snowblowers and the plows. My husband is a mechanic.

MS. BROER: Got it.

THE WITNESS: So he has tools, just a plethora of things. So we're trying to get it to where everything is in one location outside of
the garage where we can fully use the capacity of
the garage now. So as we're doing this, we're
trying to bring the outside to life. This is our
forever home, so we're just trying to get it to
that forever point.

       MS. BROER: Great. Kris, do you want to
weigh in?

       MS. HOPKINS: Sure. So I note that all
of the statistics related to the existing lot
size, which is a large lot for the R-2 District,
the existing size of the house and the size of
the proposed shed. It's considered a -- it looks
like a garage, but it is considered an accessory
storage building. And you'll note on the plans
that have been submitted, the building isn't even
close to the driveway.

       The only issue that I -- the question I
had was the accuracy of the dimensions that were
shown on the site plan. And since distributing
the memo, Felicia did confirm with me that the
accessory building would be about 80 feet from
the rear lot line. So it is in roughly the same
location where the two existing storage sheds are
and it will replace those two.

       So from my understanding of the proposal
in comparison to the code, it's totally compliant with the regulations.

MS. BROER: Great. Are there any questions from the commission?

MS. BURKE-JONES: No.

MAYOR LICASTRO: You have yet to go to ARB? Is that still pending?

MS. LANIER: Yes.

MAYOR LICASTRO: That will be a step in the process.

MS. LANIER: Yes, I think that is the 14th, I believe, June 14th.

MAYOR LICASTRO: Is Ms. Lanier on the agenda for that meeting?

MS. RANNEY: We haven't set it yet, but she's aware.

MS. BROER: If there are no questions, I would entertain a motion to approve.

MS. BURKE-JONES: I so move.

MR. NEGRELLI: Second.

MS. BROER: All in favor?

Aye: 4.

MS. BROER: Opposed? Thank you very much.

MS. LANIER: I appreciate you all's time.

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so much. Thank you.

MAYOR LICASTRO: We appreciate you improving the property. You have to keep the husband happy with his things. That's important. (Laughter.)

MS. BROER: Do we need a motion to adjourn?

MAYOR LICASTRO: So moved.

MS. BURKE-JONES: Second.

MS. BROER: All in favor?

Ayes: 4.

MS. BROER: Meeting is adjourned.

(Meeting adjourned at 5:35 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
within and for the State of Ohio