

**VILLAGE OF CHAGRIN FALLS
PLANNING AND ZONING COMMISSION
October 21, 2013**

Members present: Rogoff, Herdman, Baker, Feniger, Touzalin
Also present: Himes, Lindner, Edwards

The meeting was called to order at 7:30 p.m.

APPROVAL OF MINUTES

The minutes of the meeting held September 16, 2013 were approved.

SPILLWAY PARKING PLAN AND LANDSCAPE PLAN

Mr. Himes said at the last meeting you advised them that you would not act on their plan until they had received their zoning variances. They did go to the BZA and they made a recommendation on the variances and that has been forwarded to Council; Council has yet to act on those.

SUBDIVISION PROPOSAL - BENTLEYVILLE ROAD/CHAGRIN BOULEVARD

Mr. Himes said Bob Flesher owns approximately 20 acres and about 13 of those are in Chagrin Falls. The balance are in Moreland Hills. He is proposing to subdivide the Chagrin Falls acreage into 3 lots in the R1-100 zone. Two generally conform to our zoning code and would be buildable. One is a landlocked parcel of about 8 ½ acres that have no frontage. They meet all the zoning requirements with the exception of 1125.04(b)(1), which relates to driveways and says that each building shall be served by a driveway on the same lot. He is proposing a shared driveway for the 2 houses in Chagrin Falls and the 3 remaining houses that will be in Moreland Hills that will all be served by one driveway. He would need a variance for that and has applied for a variance and will be on the BZA docket for tomorrow evening. One other minor nonconformity is that our code says, in the subdivision section, that lot lines should follow municipal boundaries. The existing lot line crosses the boundary in sub lot #4 but it is probably the best arrangement rather than have a hanging small piece of property that would be unusable. On the landlocked parcel they propose putting a conservation easement on that. I think you would have to have some restriction on it that would prevent it from being buildable because it does not meet the code requirement for frontage. He is proposing it as a common area for the subdivision. Otherwise, it generally conforms to the code.

Mr. Himes said as far as services from the village, we could provide garbage service but it would have to be at the street line. The garbage truck would not be able to navigate that driveway. We would not provide snow plowing since it is a private drive. If there was a fire at one of the houses they would want to be able to get a fire truck down there. They are proposing domestic water only for the dwellings; they are not proposing a public water line.

Mr. Flesher presented his plan to the commission. Mrs. Rogoff said we have some concerns, the concerns that the fire chief raises, about the accessibility of the drive, before we would be able to consider approving the plan. Mr. Flesher showed an emergency ingress/egress plan that demonstrates that a 45 ton, 35 foot long fire truck can negotiate the radius of both the turn and the cul-de-sac to make a one direction turnaround. He said the fire chief did not have this plan prior to his comments. He said he talked to Tim Lannon, village engineer, and he is entirely confident that a 10% slope or a 10% grade for a roadway or driveway is safe for an emergency vehicle and I think he will relay that information to you in his own time. Mrs. Rogoff said she would rather hear that from the people who drive the fire trucks.

Mrs. Rogoff said stability and erosion are also concerns. Mr. Flesher said we will utilize engineers that are skilled in those areas. He mentioned that he has been working with Joe Leslie from the Western Reserve Land Conservancy to create a conservation easement and see if they can find grant money to acquire all the property. They will have a greater chance in getting grant money if this project is approved.

Mrs. Rogoff said there is still the water issue that isn't addressed. Mr. Flesher said these are all engineering related matters, which is somewhat forward of where we are today. Should a variance not be considered, why would I spend the \$100,000 for the engineering?

Mrs. Baker asked, why are we talking about this if they haven't gotten their variances? Don't they need to get their variances first and then we can say what we think of it? Mrs. Rogoff said yes. Mr. Flesher said we will be back after we go to the BZA.

Comments were heard from the audience and questions were answered. Mrs. Rogoff said we are not going to take any action on this this evening.

REVIEW CODE FOR CONSISTENCY

This was briefly discussed. It will be discussed further at the next meeting.

MISCELLANEOUS

There was discussion regarding the Valley Art Center's "sign/mural".

The meeting adjourned at 9:15 p.m.

Nancy Rogoff, Chairman
lgb