

**VILLAGE OF CHAGRIN FALLS
PLANNING AND ZONING COMMISSION
September 16, 2013**

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

The meeting was called to order at 7:30 p.m. by Chairman Nancy Rogoff.

APPROVAL OF MINUTES

The minutes of the meeting held August 19, 2013 were approved.

SPILLWAY PARKING PLAN AND LANDSCAPE PLAN

Ben Himes explained the nonconformance to the village's zoning code and the variances that are required

Mrs. Baker said we have had this issue before; they are putting the cart before the horse. It seems like they should get their variances first and if they get their variances then we say yes or if they don't get their variances we are not going to be able to change that. They would then have to change their plan and we would be looking at a different plan. What is the point of us approving this? It is not going to affect the variance procedure. Mr. Himes said right, you could approve it contingent on them getting the variances but you are right, if they didn't get certain variances that would require them to modify the plan. Mrs. Rogoff said we typically don't give contingent approval before variances are approved or denied. We are not likely to do that.

Bob Darden explained the plans, comments were heard, and questions were answered.

Mrs. Rogoff said we will come back and take another look after the BZA meeting based on whether they grant them or not and what comments they make.

**REVIEW CODE FOR CONSISTENCY - GARAGE HEIGHT - GENERATORS -
RETAINING WALLS - OUTDOOR LIVING SPACE**

The substantive revisions were reviewed and discussed.

The meeting adjourned at 9:20 p.m.

Nancy Rogoff, Chairman
lgb