

**VILLAGE OF CHAGRIN FALLS
PLANNING AND ZONING COMMISSION
November 18, 2013**

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

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

APPROVAL OF MINUTES

Moved by Mrs. Baker, seconded by Mr. Herdman that the minutes of the meeting held October 21, 2013 be approved. Carried. Ayes: Rogoff, Baker, Feniger, Herdman. Nays: None.

SPILLWAY PARKING PLAN AND LANDSCAPE PLAN

Mr. Himes said all of the variances that they applied for, with the exception of the seating variance, were approved by Council. Spillway has withdrawn the seating variance and will be going back to the BZA with a new proposal on November 26th. If the BZA makes a recommendation to Council that this variance be approved and if the variance is approved by Council on December 9th, this will then be on your agenda for the December 16, 2013 meeting.

FLESHER SUBDIVISION PROPOSAL-BENTLEYVILLE ROAD/CHAGRIN BOULEVARD

Mr. Himes said they have asked the BZA for a continuance so they will also be on the November 26th BZA docket. If the BZA makes a recommendation to Council that this variance be approved and if the variance is approved by Council on December 9th, this will then be on your agenda for the December 16, 2013 meeting.

CHICKENS

Mr. Himes said a couple of years ago the village started getting a rash of complaints about chickens and he thinks Chagrin Pet & Garden was selling them and telling people that the village allowed it. He said they have never allowed it based on the fact that is an agricultural use and they have always said that those types of agricultural uses are not allowed in the residential zones. Over time that has kind of changed. There is kind of a move towards urban farming. Mrs. Rogoff asked if they are allowed in commercial zones? Mr. Himes said there is no regulation in the code on chickens. If it is not an allowed use they would usually say it is not allowed unless it is a usual and customary use for that district. The thing that has changed over time is that a lot of cities have allowed this urban farming and therefore maybe is more of a usual and customary use. That makes it very difficult for us to say no, it is not in the code and you are not allowed to have it.

Mr. Himes said Section 505.13 prohibits keeping horses and Section 505.15 prohibits keeping dangerous undomesticated animals. There is nothing in our code regarding chickens, pigs, goats, sheep, alpacas, etc. Section 505.071 does define “companion animal”. There was lengthy discussion regarding regulatory approaches for chickens in residential districts.

REVIEW CODE FOR CONSISTENCY

The zoning code substantive revisions dated October, 2013 were reviewed and discussed.

The meeting adjourned at 8:46 p.m.

Nancy Rogoff, Chairman
lgb