

**VILLAGE OF CHAGRIN FALLS  
PLANNING AND ZONING COMMISSION  
January 20, 2014**

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

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

**ORGANIZATION**

Mrs. Rogoff opened nominations for Planning and Zoning Chairman. Moved by Mrs. Baker, seconded by Mrs. Touzalin that Mrs. Rogoff serve as Chairman for the year 2014. Carried. Ayes: Baker, Touzalin, Muscenti, Feniger, Rogoff. Nays: None. Mrs. Rogoff closed the nominations.

Mrs. Rogoff opened nominations for Planning and Zoning Secretary. Moved by Mrs. Rogoff, seconded by Mr. Muscenti that Mrs. Baker serve as Secretary for the year 2014. Carried. Ayes: Rogoff, Touzalin, Muscenti, Feniger, Baker. Nays: None. Mrs. Rogoff closed the nominations.

**APPROVAL OF MINUTES**

Moved by Mrs. Feniger, seconded by Mrs. Touzalin that the minutes of the meeting held December 16, 2013 be approved. Carried. Ayes: Rogoff, Baker, Feniger, Touzalin. Abstain: Muscenti. Nays: None.

**SPILLWAY PARKING PLAN AND LANDSCAPING PLAN**

Mrs. Rogoff said we had kind of approved everything and talked about everything but the issue that we had was the question of safety and whether we should have some sort of a crosswalk or designation of crosswalk at some point along that property. So, we had asked Mr. Darden check with his engineer and he reviewed everything and he sent an email to Mr. Himes so that is what we are here to discuss.

Mr. Himes said Mr. Darden's engineer was of the opinion that there is not enough anticipated pedestrian traffic to warrant any type of improvements and felt also that it didn't even warrant spending the money on a study, which is what the police chief had opined. If they have a special event or something of that nature they could use police or security.

Mr. Muscenti said Safe Routes to School did a study and apparently there is nobody that really thinks that safety is an issue. We are only going to know if we have a problem or not if a problem exists. Up until that time, isn't it the village's responsibility? Mr. Himes said the fact that they are creating a destination, which could generate additional pedestrian or vehicular traffic, they have some

responsibility to make sure that their development does not have a negative impact on public safety. That was kind of what the planning commission was concerned about. It is not uncommon that developers are required to install public improvements that would enhance the safety if a study indicates that necessary. Mr. Darden's engineer had said that it doesn't warrant spending the money on a study.

Mrs. Rogoff said I think the thing that precipitated the issue was the fact that he's got that small parking lot across the street from him so there will be some people parking there who will cross the street. Otherwise, I guess the thinking is that most of the patrons will park on site and won't have to cross the street. There will be a sidewalk too, which there isn't now, so that is going to enhance safety.

Moved by Mrs. Feniger, seconded by Mrs. Baker to approve the Spillway parking plan and landscape plan. Carried. Ayes: Rogoff, Baker, Touzalin, Feniger, Muscenti. Nays: None.

### **REVIEW CODE FOR CONSISTENCY**

Mrs. Lindner said for the next meeting she will have the final drafts of the procedural changes and the substantive changes.

### **CHICKENS**

There was general discussion. Comments were heard and questions were answered. Mrs. Rogoff said the subject of animals is dealt with in the general offences code, not the zoning code. So rather than having two separate places where we are going to deal with this we would amend the general offenses code rather than putting something in the zoning code if the law director agrees that that is the best place to deal with the issue.

### **SIGNS**

The commission reviewed and discussed draft #2 dated January 20, 2014.

The meeting adjourned at 8:50 p.m.

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Nancy Rogoff, Chairman  
lgb