Minutes
Planning Commission – Village of Valley View
Tuesday, April 17th, 2018- Village Town Hall-5:30 p.m.

Caucus session begins at 5:15 p.m.

Roll Call:
Members: (*) indicate present

Commissioner, Alan Sprague*	Law Director, Lambros
Mayor Piasecki*	Commissioner, Joe White*
Council Member, Dave Wingenfeld*	Commissioner, Mike Bertovich*
Engineer, Todd Sciano*	Architectural Member, Tony Fini*
Building Inspector Ellis*	

Recording Secretary, Mary Snyder*

Public Attendance: Jamie Meklemburg, Richard Levitz, Mark Solari

Mayor Piasecki stated the first item on the agenda is a request for a variance at 9820 Stone Road. Building Commissioner Ellis stated the code stated that a swimming pool has to be 10 feet from a fence. Mayor Piasecki asked regarding the drawing, why couldn't the pool be turned the other way? Mr. Bertovich stated that would solve his problem if he turned it and he would get more sun on the pool. Mr. Sprague stated the fence is already in place so he could move the pool. Building Commissioner Ellis stated maybe it's like that to prevent kids from climbing the fence and jumping in the pool.

The next request is for 9669 Gleeson Drive regarding livestock. Building Commissioner Ellis stated the code states an accessory building with live stock has to be located 100 feet from any dwelling. Commissioner Ellis stated he received a call about this, the residents recently moved in and already has chickens and goats. He gave them a set amount of time to let him know what his plan was, he sent him a violation notice and then the resident contacted him. The owner wants a variance for the accessory building to be 50 feet from his house. Neighbor Jamie Meklemburg stated the goats are a problem because they are loud all day long. Commissioner Ellis stated if it gets pushed back at all it will be closer to the residents on Charles Drive. Mayor Piasecki stated even if he pushed it back to the corner it would not be 100 feet away. He would need a variance no matter where he put it. Councilman Wingenfeld asked how Mr. Meklemburg feels about the chickens? He stated he wanted chickens a few years ago and contacted the Building Commissioner to see what he would need to do, but they decided on a garden instead. He can deal with the chickens, but is concerned about them attracting coyotes. Mr. White asked if he brought the animals in without asking? Building Commissioner Ellis answered yes.

Kaplan Trucking is the third item on the agenda for the evening with their new building almost finished on Rockside Road. They are coming from Union Avenue and have been working on this project for a few years. Mayor Piasecki stated they are bringing over an 8 million dollar payroll into the village. They have been very easy to work with. Mayor Piasecki stated there are very good drawings in the packet that make it easy to understand the two entrances. You can only exit one of the entrances to the entrances to the west. Mayor Piasecki stated it is being treated as having two entrances. The first request is for a 34.25 square foot area variance for a ground sign on Rockside Road. Engineer Sciano stated the signs they submitted are for 74.25 square foot per sign. Mayor Piasecki stated one of the reasons for a larger sign is that Kaplan consists of 5 companies so they want to be able to advertise all 5 companies on one sign. It is a high quality sign. Mr. Richard Levitz, the architect stated he made the sign similar to other signs in Valley View. Mr. Sprague stated the sign is bigger than others. Commissioner Ellis stated the code says when you measure a sign you

don't include the bottom, just the sign. Mr. Levitz stated he does not need the 4 foot setback variance anymore and it covers the gas meter. Mayor Piasecki stated to strike item 5, the 4th variance request. Mr. Fini stated the letters on the sign are illuminated from behind correct? Mr. Levitz stated yes the sign is all metal and designed to be like the building. The other letters appear black but at night light up at white. Just the letter will be lite up not the whole sign. Mr. Fini stated he likes how the identity of the building is carried through. Mr. Bertovich asked if the building is strictly office space? Mr. Solari stated yes but there is occasional semis coming in and out. They have about 100 employees that with be there working in the corporate office of the trucking company. The drivers can come in and visit and occasionally park a trailer overnight, take a shower etc. They will not be working on the trucks at the location, changing oil etc. Councilman Wingenfeld asked what the garage door is for? Mr. Solari answered for the W.B. Mason truck to deliver the office supplies.

Moved by Sprague, seconded by Wingenfeld to accept the minutes of the March 20th, 2018 Planning Board meeting as prepared and put them on file.

Roll Call: Aye – Piasecki, Sprague, Bertovich, Wingenfeld, White

Mayor Piasecki stated the first request is for 9820 Stone Road for distance from a pool to a fence. Commissioner Ellis stated the fence should be at least 10 feet away from a pool. He is asking for 5 feet away from the existing fence. Mr. Ellis stated he did not hear from the neighbor regarding any concerns.

Moved by Bertovich, seconded by White to approve the request for Variance at 9820 Stone Rd. (P.P.N. 572-09-024) – Variance from Section 1462.03 – A 5 foot variance for distance from pool to fence

Roll Call: Aye – Sprague, Bertovich, Wingenfeld, White, Piasecki

Mayor Piasecki stated the second item is a request for variance at 9669 Gleeson Drive for distance from livestock to dwelling. An objection to the goats was made by neighbor Jamie Meklemburg. Mayor Piasecki stated he will discuss the "livestock" with the law director and just approve the chickens being allowed tonight. In previous meetings female chickens were approved only.

Moved by Piasecki, seconded by White to approve the request for Variance at 9669 Gleeson Drive (P.P.N. 572-12-033) – Variance from section 1248.02(e) – A 50 foot variance for distance from livestock to dwelling and excluding rosters and goats, female chickens only

Roll Call: Aye – Bertovich, Wingenfeld, White, Piasecki, Sprague

Mr. Levitz the design architect for the building and signage of Bessemer Park stated the site plan that was submitted shows the two separate entrances to the building. The main entrance is at the bottom of the hill at a dead end from Old Rockside Road and then there is the other entrance on Rockside Road. Mr. Levitz stated you will never see both signs at the same time. The sign is all metal and background matches the color of the building. Mayor Piasecki asked what the foundation consist of. Mr. Levitz answered there are small poles and the wrap and attach them, there is no big footing. Mr. Levitz stated the reason for the two signs and not a double sided sign is for visibility from Canal Road. Mr. Wingenfeld asked if the Kaplan sign is going to be bigger than the existing South Pointe sign? Mr. Levitz answered it will not be in the line of view of the South Pointe sign. Mr. Sprague asked why the signs have to be that big? Mr. Levitz answered because of the viewing angles, there is a slope and trees. Mayor Piasecki stated it is a busy area so bigger signs are helpful. Councilman Wingenfeld asked why there has to be so much signage and who needs to find the building? Mr. Solari answered his customers, drivers and visitors. They have a lot of

out of state people that will come there and the signage will prevent them from turning into South Pointe. Mayor Piasecki stated the signs take away the guess work.

Moved by Bertovich, seconded by Piasecki to approve the request for Variances at 8777 Rockside Road (P.P.N. 572-04-003) – Variance from section 1264.07(a)(1)(b) – A 34.25 square foot area variance per side for a ground sign on the north side of Rockside Road

Roll Call: Aye – White, Piasecki, Bertovich
Nay – Wingenfeld, Sprague

Moved by Piasecki, seconded by Bertovich to approve the request for Variances at 8777 Rockside Road (P.P.N. 572-04-003) – Variance from section 1264.07(a)(1) – A variance for a second ground sign

Roll Call: Aye – White, Piasecki, Bertovich
Nay – Sprague, Wingenfeld

Moved by Piasecki, seconded by White to approve the request for Variances at 8777 Rockside Road (P.P.N. 572-04-003) – Variance from section 1264.07(a)(1)(b) – A 34.25 square foot area variance per side for a ground on the east end of the shared drive

Roll Call: Aye – Piasecki, Bertovich, White
Nay – Sprague, Wingenfeld

Moved by Piasecki, seconded by Bertovich to approve the request for Variances at 8777 Rockside Road (P.P.N. 572-04-003) – Variance from section 1264.07(b)(5) – A 44.4 square foot area variance for a directional sign at the southeast corner of the Canal Road and shared drive intersection

Roll Call: Aye – Bertovich, White, Piasecki
Nay – Sprague, Wingenfeld

Moved by Piasecki, seconded by White to approve the request for Variances at 8777 Rockside Road (P.P.N. 572-04-003) – Variance from section 1264.07(b)(5) – A 44.4 square foot area variance for a directional sign at the northeast corner of the Canal Road and shared drive intersection

Roll Call: Aye – Bertovich, White, Piasecki
Nay – Wingenfeld, Sprague

Discussion of the submittal form for landscape table of plantings, building elevations and vantage point elevations occurred. Mayor Piasecki stated they could add to the application that they have to bring in a minimum of one front elevation. Mr. Fini stated it is basically a flat view. Mayor Piasecki stated when people do submit them Commissioner Ellis is the only one who sees the home elevations. Mayor Piasecki stated Law Director Lambros said it is very hard to put items in front of a board that don't need a variance. Mayor Piasecki said since Law Director Lambros is not present lets agree that we have to do something. Mr. White asked what could the board have done, is it the design that people don't like? Mayor Piasecki stated it is in the eye of the beholder. Mr. White asked what grounds the board has to say they don't like the style of someone's house or building? Building Commissioner Ellis stated everything on the Donald Avenue parcel meets the existing code. Engineer Sciano stated if they had elevations Mr. Fini would be able to understand them and give recommendations accordingly. The board will discuss the matter further with Law Director Lambros.

Moved by White, seconded by Piasecki to adjourn.

Roll Call: Aye – Wingenfeld, White, Piasecki, Sprague, Bertovich

Meeting adjourned at 6:35 p.m.

Date: 6/19/2018

Chairman Mayor Jerry Piasecki

Alan Sprague

Secretary Alan Sprague