Minutes
Planning Commission – Village of Valley View
Tuesday, June 19th, 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 Commissioner Ellis*	

Recording Secretary, Mary Snyder*

Public Attendance: Joe Balog, Tony Kucia, Gabriella D'Agastino, Dan Spirko

Mayor Piasecki stated there are two new items on the agenda for the evening. The first one is regarding two variances for a new build on Donald Avenue. Engineer Sciano stated just variances are on the agenda for the evening, nothing related to the home itself. Councilman Wingenfeld asked if the apron is going to be in the limited development buffer, are they tearing out the old one and putting in a new one? Engineer Sciano stated it is in the limited development buffer so any area in there needs to be pervious stone or some other option other than a solid surface. Mr. Kucia stated it is asphalt now and he is making it concrete. Mayor Jerry stated it says it's going to be mitigated by the grass swale so it may not be an issue.

The second item is for the Dalad Group, asking for a couple variances and an approval for the alterations of topography. Mr. Bertovich asked Mr. Balog if any material is coming from offsite? Mr. Balog answered they need about 62,000 yards of material and they currently have about 53,000 on site. The new 480 bridge project or Vista Springs may have some material that could be of use to them.

Moved by Bertovich, seconded by Sprague to accept the minutes of the April 17th, 2018 Planning Board meeting as prepared and put them on file.

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

The first item on the agenda is a proposed home and variances at 6750 Donald Ave. Engineer Sciano stated it allows the grading to be done on the south side of the house.

Moved by Bertovich, seconded by White to approve the Proposed home and variances at 6750 Donald Ave. (P.P.N. 572-10-012) Variance from Ordinance Section 1051 – a 30 feet wide variance to the Preserved and Managed Buffers.

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

The second variance is a 20 feet wide variance for concrete in the limited buffer area. Councilman Wingenfeld stated he would like to see some pervious material, it is not that big of an apron that it would change much. Law Director Lambros asked if it would be any different than it is now, which it is asphalt. Mayor Piasecki stated there is grassy area that the rainfall will run off to. Building Commissioner Ellis asked if the existing dwelling is going to be demolished before you begin the new one correct? Mr. Kucia stated that is the plan, the machine will be there digging so it will be at the same time. Mr. Kucia stated he knows that no occupancy permit will be issued until the existing house is down.

Motion made by Councilman Wingenfeld to add pervious material in the apron area at 6750 Donald Ave.

No second.

Moved by Piasecki, seconded by White to approve the variance from Ordinance Section at 1051 – a 20 feet wide variance to the limited development buffer.

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

Engineer Sciano stated the Dalad Group is asking for relief from the managed buffer from the Cuyahoga River. It allows them to construct their sediment traps within the managed buffer. It is consistent with what the commission allowed the dome to do. Law Director Lambros asked if they would replant the vegetation? Mr. Balog answered yes.

Moved by Bertovich, seconded by Sprague to approve the Proposed alteration of Topography and variances at P.P.N. 571-06-003 and 571-07-006 on the west side of West Canal Road Variance from Ordinance Section 1051 to excavate soils in the managed buffer.

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

The next item is to excavate soils and construct a storm culvert in the limited development buffer. No questions or comments.

Moved by Bertovich, seconded by White to approve the Variance from Ordinance Section 1051 to excavate soils and construct a 15" storm culvert in the Limited Development Buffer.

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

Mayor Piasecki stated the final item is the overall approval for the alterations of topography. Mayor Piasecki asked what the oval is going to be on the map. Mr. Balog answered that it will be the detention pond on the center of the property, all the water will drain into there. Mayor Piasecki asked if it will be permanent. Mr. Balog answered no, it is just for construction purposes. Mr. Balog stated they will be removing all the eyesores from the property.

Moved by Wingenfeld, seconded by White to approve the Overall approval for the alterations of Topography.

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

Moved by Sprague, seconded by White to adjourn.

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

Meeting adjourned at 5:40 p.m.

Date: 8/21/18

Chairman Mayor Jerry Piasecki

Secretary Alan Sprague