

Request to Remove the Proposed Game Room from the Agenda:

Mr. Lillich read the email received by City Engineer from Jay Romer dated November 16, 2017 RE: the Proposed Game Room into the record. Mr. Romer, on behalf of the tenant and Applicant, Toni Fernandez and with her approval, requested that the proposed Game Room at our shopping center be removed from tonight's Planning Commission Agenda and reset at a future date chosen by the Commission. Several of the participants were not aware until Tuesday and are not here to participate.

MOTION: Christopher Hallum moved to remove the Game Room from tonight's Agenda as requested.
Seconded by Mayor Weger
Voice Vote: Ayes Unanimous.
Motion Passes: 4/0

ARCHITECTURAL BOARD OF REVIEW

Public Portion opened at 7:25 P.M.

No public input

Public Portion closed at 7:25 P.M.

1.) Phillip Savelli

Agent/Contractor: N/A

2937 Stratford Way - Deck Addition – PPN 31-A-008-L-00-026-0

Plans stamped received in Building Department 9/19/17

Plans reviewed by City Engineer 11/9/17

Present: Phillip Savelli

Owner/Representative Comments:

- This is a rental property purchased at a sheriff's auction. His tenant requested a deck.
- The deck is a simple design. He has the layout, the material list and a contractor ready.
- He has the written approval of the Home Owners' Association and the gas lines are marked.

City Engineer's Comments (DiFranco):

It conforms to the zoning setbacks. There are no issues.

Board Comments:

(Lillich) Are you putting grillwork or privacy screen for storage under the deck? *Because of the slope it would be tough to store anything.*

(Hallum) Is that a railing wall around the deck with wooden rails? *Spindles.* What is the distance between the spindles? *Mentor Lumber has the specs. Around 4-4 1/4 inches.* I just want to be certain in case children live there in the future.

MOTION: Mayor Weger moved to approve the plans for the Deck Addition at 2937 Stratford Way as presented.
Seconded by Christopher Hallum
Voice Vote: Ayes Unanimous.
Motion Passes: 4/0

2.) Vincent Marcellino

Agent/Contractor: Vincent Homes LLC.

2965 Rockefeller Rd – New Home – 31-A-005-A-00-009-0

Plans received in Building Department 10/9/17

Plans reviewed by City Engineer 10/11/17

Present: Vincent Marcellino

City Engineer's Comments (DiFranco):

- They addressed all of our comments. The only question was a side setback variance. He went to BZA on Tuesday, 11/14/17. (*Cihula*) *His request was granted as requested.*
- We have no other comments.

Owner/Representative Comments:

This is a spec house. It will have hearthstone brown siding by Wolverine and Ledgestone cultured stone in the front, shake in the peaks, white trim and white vinyl windows. Roof will have weathered wood color, 30-year dimensional shingles by Timberline.

Board Comments

(Lillich) The City asks that the stone be returned 18-24 inches around the corner on the edges where the stone ends. *Okay.* The front of the house is beautiful. The trim on the windows and door is beautiful. You need to trim out the windows and doors on the rest of the house, 360 degrees around. *No problem.*

MOTION: Christopher Hallum moved to approve the New Home at 2965 Rockefeller Rd as presented contingent upon returning the stone 18-24 inches around the edges and trimming out the windows and doors all the way around.

Seconded by Michael Kline

Voice Vote: Ayes Unanimous.

Motion Passes: 4/0

PLANNING COMMISSION

1.) Brymma Willoughby Hills, LLC.

Agent/Contractor: Steve Greene

**27297 Chardon Rd. – Preliminary Review for Conditional Use Permit for Game Room,
Commercial Recreation, In-door - PPN 31-A-008-0-00-026-0**

Plans stamped received in Building Department 10/16/17

Plans reviewed by City Engineer 10/20/17

The proposed Game Room was removed from tonight's Planning Commission Agenda at the request of the appellant. It will be reset for a future date chosen by the Commission.

UNFINISHED BUSINESS

None

NEW BUSINESS

None

MAYOR'S REPORT

There will be a new PCABR member for the next meeting.

COUNCIL REPRESENTATIVE'S REPORT (Hallum)

None

BUILDING COMMISSIONER'S REPORT

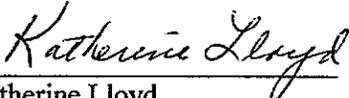
None

CHAIRMAN'S REPORT

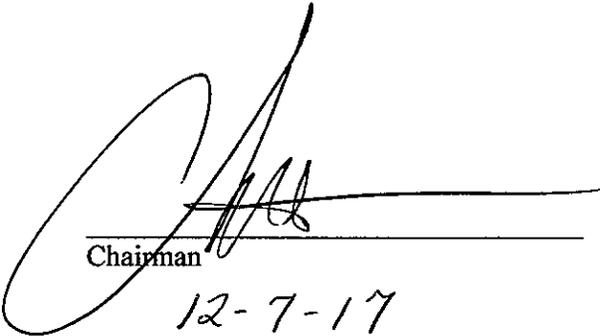
We will put the Game Room on the Agenda for the next meeting.

MOTION: Christopher Hallum moved to adjourn the meeting.
Seconded by Michael Kline
Voice Vote: Ayes Unanimous.
Motion Passes: 4/0

Meeting Adjourned at 7:38 P.M.



Katherine Lloyd



Chairman

12-7-17

Date Approved