

**MINUTES**  
**Planning and Zoning Commission & Architectural Board of Review**  
**City of Willoughby Hills, Ohio**

**April 2, 2009**

**CALL TO ORDER:** 7:02 P.M.

**PRESENT:** Chairman Charlotte Schryer, Mayor Robert Weger, Council Representative David Reichelt, John Lillich, Madeleine Smith and John Davis

**ABSENT:** Vice Chairman James Michalski

**ALSO PRESENT:** Building Commissioner Fred Wyss, BZA Representative Frank Cihula, City Engineer Richard Iafelice, City Architect William Gallagher and Clerk Katherine Lloyd

**Disposition of Minutes:** Meeting of Meeting of March 5, 2009

**MOTION:** David Reichelt moved to accept the Minutes of March 5, 2009 as submitted.  
Seconded by John Lillich

**Roll Call: Ayes Unanimous**

**Motion Passes**

The Agenda has been re-arranged this evening to fit the items we need to work on.

**PLANNING COMMISSION**

**Public Portion**

Public Portion Opened 7:04 PM

None

Public Portion closed at 7:04 PM

1. Wright Place

Contractor: Conor Services, Inc.

**34300 Chardon Road – Remodel Patio – PPN: 31-A-006-D-00-030-0**

Plans stamped received in Building Department 3/25/09

Present: Kevin F. McCrone representing Conor Services, Inc., Chris McCrone, and Jay Wright

Richard Iafelice will provide information about some new information. Drawings have been distributed. This part of the project is the planning issue.

**Owner/Representative Comments**

- We want to move forward on one side of the building. A dumpster enclosure is already there. We want to add a cooler which will be sided and roofed to match the rest of the building and the whole building will be sided.
- None of the buildings on Stark comply with the new right of ways.

- We met with Richard Iafelice and Fred Wyss. We came up with a proposal to make it all appealing: Change the right of way around, Create green space, Give up three parking spaces, Give us some green space, and Divert deliveries around to the back instead of the side
- This was originally a 75 year old house with a two car attached garage. Cement blocks left from the garage are now the cooler area and the bar that services the patio
- We propose to take the garage down, and convert the bathrooms to handicapped accessible. That is why the cooler will need to be relocated
- The patio is over 20 years old and needs updating. The size of the patio is not being expanded. Occupancy will be 2-4 people less. Customers and servers can access the patio without being exposed to the weather
- The enclosure over the top of the bar area will be winter storage furniture. It is secured with roll-up doors that come down between the posts. The post and beam application is pleasant inside.
- We want to make the house look more like a commercial building. It will look good on all sides.

### **City Engineer Comments**

Background Information: The timing of this [project] coincides with work begun in the winter. Last fall, Fazio's restaurant proposed to improve their parking lot with curbing and drainage. The city needed to do work on the pump station at the corner of Stark and Rt. 6. Loreto's new office building is just to the east of Fazio's. A public-private venture was proposed. Then the Wright Place project was proposed. The two exhibits provided tonight were drawn up by Polaris to reflect an integrated plan.

The Right of Way plan is on Sheet #1. It maps the area and the issues. The existing road pavement is shaded gray and is off center. The plan shows the unusual configuration of ROW on Stark and existing nonconformity to zoning code by Wright Place and Fazio's Restaurant. Everything is paved and no one knows where the ROW is.

Landscape design added to the ROW sketch is shown on Sheet #2. It includes the proposed ROW, the pump station at the corner, the control panel above grade with shrubbery around it, the drainage plan and bio-retention basin, the green spaces, parking for Wright Place and Fazio's, and the Wright Place proposal.

The proposed project as configured now would also include the changes requested by Wright Place.

- Existing Non-conformity with zoning: The Wright place project would have the proposed covered patio be 3 feet off the ROW. Side yard for B-2 is 25 feet. The corner of the Fazio property is 22.8 feet but that has been there.
- Adjustment of the ROW: The ROW is only 50 feet. Traditional ROW is 60 feet. The city would improve the right of way (R.O.W.) and the presence of Rt. 6 by extending curbing and islands.
- The proposed new ROW sketched in is more consistent with the existing pavement. It does not increase the nonconformity on the Fazio property. It creates a public ROW more consistent with the existing pavement. I am proposing it as a highway easement. Non conformity at the Wright Place becomes less non-conforming. It would need to be accepted by Fazio.
- Drainage: The drainage structure currently on the east side of Stark drive and straddling the ROW would be in the ROW. The city would continue to maintain it. The island on the Fazio property will be a bio-retention basin would improve the 'ponding' and poor drainage issues on Stark Drive between Wright Place and the restaurant. It would relieve the drainage and slow it down before it gets to the storm sewer which discharges through the Fazio's property. The storm sewer cuts at an angle in front of the restaurant (Sheet #1 of the Polaris drawings)
  - The bio-retention and islands would create definition of entrances and driveways.

- Drainage is through a filtered medium. It will need to be redone in about 10-15 years by the city. Maintenance of the bio-retention will be done by the city.
- The storm sewer is marginally acceptable. The pipe running beneath it will be reconstructed as a perforated pipe. Construction would be on Fazio's property to make it larger.
- The city needs additional easement room for the pump station and another easement on the back corners of restaurant for stand-by generators [for the pump station]. This was discussed with the owner.
- Green Space: Will be similar to the islands. The property owners will construct them in consideration of the fact that they are conforming.
- Maintenance of the dumpster and access by a 30 foot truck is sketched in
- Parking: Wright Place parking on the east side of building is a safety hazard. It is symmetrical with the business across the street. Fazio's would lose 7 parking spaces on the west side of their building.

Adjustments and easements need to be agreed upon by both parties [Wright Place and Fazio's]. It will be a significant improvement on what is there. The Wright Place house will look more commercial.

**Board Comments:**

(Schryer) Which property will the generator be on? Fazio's. *The generator is necessary for the pump station because we lose power there a lot. The pump station is on the corner. The generator will be completely enclosed with a board on board fence. It is shown on page one of [Wright's] plan. Fazio's is in agreement with it.*

(Schryer) Who maintains the landscaping in the 'green space' in the interim of the 10-15 year re-do? *The city takes care of it on the Fazio side.*

(Lillich) The islands and the green space improve the visual.

(Smith) Will the islands be hardy enough in a drought? *They are recessed below grade to bring the water in. The water filters through a granular material.*

(Reichelt) Who is responsible for installation of the swales and bio-retention area? *The city will build the island in front of the restaurant on Rt.6 but no landscaping. The pipe will be covered up? Yes. The city will also do the shrubbery around the control panel pump and build the bio-retention. In exchange, the city needs an easement for the pump station and an easement for the generator [from Fazio's]*

(Reichelt) On the west side, is there any property surrendered by the Wright Place? *There is the proposed ROW as an easement. Who is constructing the bio-retention? There is no storm sewer on this side so it just needs basic landscaping. Would that be part of your plan? (McCrone)Yes*

(Reichelt) Is it possible to have a walkway or trail from the Shell station, behind Loreto's buildings down to the former flower shop to allow pedestrian access without crossing the road? *The property owners could reserve a 10-foot corridor. The city's Master Plan calls for a second priority corridor on Rt. 6, but it would be difficult to do. It should be behind the buildings. There is a buffer zone behind Fazio's. It is wooded. The walkway would give access to the Loreto's parking lots at night.*

(Weger) The parking lots are private property. There would need to be an arrangement among the owners. The pavement wears out because of traffic and need to be re-paved.

(Reichelt) The fundamental issue is that there will be increased demand for parking with increased business. It is not safe to cross Chardon Road at 2:00 AM. It is not a good long term plan.

(Schryer) All these businesses share the same issue. They probably should get together to discuss it.

(Lillich) During the day, people working in the buildings might like to walk over for lunch if there is easy access to the restaurants.

Reichelt) I would love to see all the people on the south side of Chardon to discuss the issue.

(Smith) How close will the generator be to the first house on Stark Drive? *(Weger) The new generators are very quiet.*

(Iafelice) The generator automatically exercises itself up once a week.

Reichelt) Would it be gas or diesel fueled generator? (Iafelice) *Gas makes sense. We have to look at the cost. Because of the proximity to the restaurants, we should have a motion sensor.*

(Wyss) The issue tonight is the Wright Place side. The Fazio's side is a city project. It was presented to help clarify the situation.

(Schryer) I don't think we approve this without approving both sides? Lisa Fazio has not seen them.

(Iafelice) These drawings on the ROW were just done today. There might be other issues.

(Lillich) We like the concept.

(Iafelice) If we like the concept, then we need to address the issues of side yard and any other zoning issues. (Wyss) *Just the setbacks*

(Reichelt) If this is conceptually advocated tonight, who presents it to Lisa Fazio? Also, I would like to advocate for a meeting of the property owners to discuss the walkway.

(Smith) If we tell Richard [Iafelice] that we like the concept, maybe he can fine tune the drawings.

(Iafelice) I will meet with her [Lisa Fazio] with the information we have now.

(Lillich) Even if it does not go forward, we can still look at the architectural in A.B.R.

(Iafelice) We can look at the plan as proposed with the side yard clearances. That is the worst case.

(Kevin McCrone) The new proposed side yard will be at 3.7 feet without the ROW change. It is at six feet now. There is a 3-foot difference.

(Iafelice) That is why we look at the floor plan. It does not change it significantly from what was.

(Schryer) The consensus is we need a final proposal to vote on.

## **ARCHITECTURAL BOARD OF REVIEW**

### **Public Portion**

Public Portion opened at 7:41 P.M.

None

Public Portion closed at 7:41 P.M.

## **ARCHITECTURAL BOARD OF REVIEW**

### 1. Wright Place

Contractor: Conor services, Inc.

**34300 Chardon Road – Remodel Patio Exterior – PPN: 31-A-006-D-00-030-0**

Plans stamped received in Building Department 3/25/09

Present: Kevin F. McCrone, Chris McCrone, and Jay Wright

### **Owner/Representative Comments**

- I explained everything already. [He indicated additional information on the drawings.]
- There will be cultured stone veneer across the front with vinyl siding. Color of the siding has not been decided yet. It will be in the light grays or tans
- The roof will be redone in a color to match the siding. The roof is green now. It will be black or gray to go with the siding.
- There is a flat roof on this side with masonry block showing. We will update it with a pitched roof and side the sides to cover the masonry.
- The fencing around the patio on the drawing is close to what we want to do. Curves in the fences make it feel more open. The entrance on the west side allows people to come in and out
- On the East toward the Fazio's property, this is the cooler that we are totally enclosing and putting a roof on it.
- These are the stairs going to the new kitchen area for deliveries. These stairs are for deliveries downstairs. There is a gate for service only.

- The present Mechanicals are roof top units. The condensing units will be relocated on the flat area behind the pitch roof.
- That is the new kitchen entrance I was referring to. Right now there is none. We will make it appealing.
- The roof line on the side and the stone really makes the difference. I don't know if the cupola will stay.
- The back portion is a post and beam application with rough sawn beams as rafters. There is tongue and groove roof sheathing visible on the inside. There are four openings with motorized roll up security doors which are also used for storage. It complies with the smoking ban which prohibits enclosing more than 50% of the patio.
- Any current exterior masonry that is visible will be painted with Thoroseal in a color to blend with the stonework.
- The patio will have a concrete base. The surface is being decided with an eye to cleaning. It will be concrete. It will have footing all the way around because of its height. It will be level with the first floor of the old restaurant and the parking lot on the left side but the ground falls off as it goes toward the Fazio side and the patio is built up 18 or 20 inches. No more stairs going out of the patio that's why we need the ramp.

(Lillich) It's a great improvement. You are hiding the mechanicals. *There are two small condensing units on the Fazio side on the ground. They will be moved. Also, on the side of the cooler there will be a shelf with two small condensing units under the overhang on the side of the building. We will hide them with landscaping.*

(Reichel) Could they go on the ground level? *Normally they are roof top or basement because they give off heat. I will try to lower them on the wall. The other two can go in the dumpster area.*

#### **Architectural Comments**

- These are still schematic drawings. It looks like quality all the way through.
- They are dimensional shingles? *Yes*
- Will there be lighting in the bar area? *Yes. There will be tubular radiant heat with an on/off switch for cool nights. There will be a TV and fans. Around the patio there will be subtle lighting to light the inside perimeter.*
- Is the back ramp for handicapped access? *No, just for deliveries. There is no need for handicapped because all entrances will be at ground level. Is it visible? It enters off the driveway.*
- What is the fencing material on the patio? *Probably a treated stained cedar or rough sawn board. The rail will be similar, not the metal rail shown in the drawing. The ramp and rail will probably be behind the landscaping. You need to give additional thought to the rail*

#### **Board Comments:**

(Smith) I really like what I see. The drawings have good detail. Anything that is not decided yet should be passed along to the Building Inspector. *I have no problem with that. We did not go ahead with colors and mechanical drawings unless we knew it would go forward.*

(Reichel) Can we approve this conditionally?

(Schryer) It can be approved architecturally but they cannot move on because everything is not finished.

**MOTION:** John Lillich moved to approve the building architecturally and that the applicants take under consideration the comments made this evening.  
Seconded by Madeleine Smith

#### **Discussion:**

(Kevin McCrone) I am concerned that this seems to hinge on Lisa Fazio. We are only asking for a variance for the setback of 3 feet. We would like the plans for the corner, but we need to take care of ourselves also.

(Schryer) If it comes back as complete project, the Planning Commission can decide it. If you are only dealing with the setbacks, you can go to the BZA for a variance.

(Cihula) April 21<sup>st</sup> is the deadline for the May BZA meeting. There will be some indication of how things are going at the next PC/ABR meeting on April 16<sup>th</sup>.

(Iafelice) There are converging issues of benefit to the city. The Planning Commission can make the decision rather than relying on the BZA.

(Wyss) We need Lisa's permission to move the road. Most everything else can go ahead whether the ROW gets done or not.

(Schryer) We can have roll call on this now and have further discussion on the ROW when all parties have been informed, possibly at the next meeting.

**Roll Call: Ayes Unanimous**  
**Motion Passes**

**Richard Iafelice was dismissed at 7:31 PM**

2. Anton Berkopec

Contractor: Same

**2819 Orchard – Porch (Three-Season Room) – PPN: 31-A-008-B-00-018-0**

Plans stamped received in Building Department 3/18/09

Plans stamped approved by Building Department 3/25/09

Present: Anton Berkopec

**Owner/Representative Comments**

The concrete has been ready for five years. We just need to close it in to make a room.

**Architectural Comments**

- I am having trouble understanding the drawing and the roofline on the right side elevation. Do you have photographs of the existing house? *Yes*

(Wyss) He was illustrating the addition onto the house in perspective.

- The drawing shows a 12 x 10 foot porch (three-season room). *Yes*. It is a simple gable roofline? *Yes*
- The section shows a height of eight feet eight inches. Will the gutter boards match? *They will be the same height. Everything will match.* Will you have the same overhang on all sides? *Yes*
- What is the style of the windows? *Maybe 3x3 or 4x3.* They look like sliding doors on the house. *Yes*
- You will match the shingles which will be pewter dimensional weathered shake shingles on the house and tan siding to match the brick. *Yes*
- The addition can be built and it looks like it will match.

**Board Comments:**

(Davis) On the existing cement porch, there is a 4" overhang. Will the walls go out to the edge of the concrete? *Yes, to the edge of the concrete.* Will it be too much weight?

(Wyss) No. Most of the weight will still be over the foundation. It is a three season room. Unless he insulates the floor, he does not meet the energy code for a four season room.

**MOTION:** David Reichelt moved to approve the plans as submitted.

Seconded by John Lillich

**Roll Call: Ayes Unanimous**

**Motion Passes**

3. Nicole Cochran  
Contractor: Home Owner  
**29921 Chardon Road – New Home – Revised Plans – PPN: 31-A-006-C-01-004-0**  
Plans stamped received in Building Department 3/19/09  
Plans stamped approved by Building Department 3/20/09

Present: Chris Cochran

**Owner/Representative Comments**

- We were here before. The plans show the revisions.
- We shift the side entrance garage to a front entrance garage.
- The front entrance was to have been a copper half barrel top. It became a portico.
- The back stairwell that went up and down was removed to utilize the room upstairs.
- We added a covered back porch off the patio with a fireplace.

**Architectural Comments**

No comments

**Board Comments:**

(Reichelt) Would you remove the old piece of conduit on Chardon Road? *CEI was supposed to get it out on Wednesday. It was the entry light for the old farm market.*

**MOTION:** David Reichelt moved to approve the plans as submitted.  
Seconded by John Lillich  
**Roll Call: Ayes Unanimous**  
**Motion Passes**

**William Gallagher was dismissed at 8:30 PM**

**PLANNING COMMISSION**

**Public Portion**

Public Portion Opened 7:31 PM

None

**Public Portion closed at 7:31 PM**

**MASTER PLAN REVIEW**

Updating the Maps is going well with the help of John Davis.

Sections on Wind and Solar have been added. We need to be prepared for interest in windmills, turbines, solar panels, and solar generators. We have a Power Point and Webinar on Wind from the Ohio Planning Conference. When we get close to presenting the Master Plan to Council, we can also present the Wind information to Council.

Our goal is to skim through the completed Master Plan at the April 16<sup>th</sup> meeting. The plan would then be sent out for review.

We put in sections on Storm Water Management, the changes that will take place into the future, and Property Maintenance

Are there any other new topics or areas of interest for the city that should be included?

Inclusion of the area from City Hall and Rt. 91 and down Eddy Road was discussed. The map with the proposed changes will be updated with more generic terminology. If it is put in, it should have specific definitions. The Master Plan describes our perspective on what we would like to happen in the future. It does not need to be submitted for rezoning at this time. It may or may not happen.

A fenced promenade with access to the restaurants and office buildings was suggested. There is a 20-foot strip behind Fazio's. John Davis can draw it in using Adobe Illustrator so we can show it to the businesses in that area.

In previous Master Plans, we spoke of a City Center at Rt. 6 and Rt. 91 and we had recommendations from D.B. Hartt. Planning issues have been discussed in the past but have not been written into the plan. We have accomplished a lot but need to document our concerns for the future in the current Master Plan. Zoning rules having to do with setbacks need to be altered in the Town Center area. Concern was expressed about businesses going into altered houses rather than new construction.

Bishop Road is supposed to be the 'gateway' to our city with defining wrought iron and lights. Builders need to cooperate with planning. Concern was expressed about spot legislation. Loehman's Plaza has a "sea of asphalt" in front of the businesses. It could be punctuated with greenery and islands. How to make the businesses more visible was discussed.

#### **Public Portion for Master Plan Review**

Public Portion Opened 8:50 PM

**Frank Cihula**, 35060 Dixon Road, Willoughby Hills

One of the Zoning Ordinances on the Agenda for Public Hearing is a stop gap measure that addresses accidental destruction of buildings on the south side of Chardon Road between Emerald Lakes Blvd. and Bishop Road. The reason the buildings cannot be replaced under our current zoning code is that the property is too small. On the west side of Emerald Lakes, there are three lots that are B-2. On the east side of Emerald Lakes there are two homes. If the B-2 district was extended one or two lots on the east side, it would line up with the west side and would provide adequate property for redevelopment in the future under the new code. The first lot south of the commercial area on the west side of Bishop Road is a very deep lot that extends to the back of the Emerald Lakes Plaza. If the commercial zone was extended further south, it would accommodate a better development in the future. I suggest that the Planning Commission address this issue.

(Reichelt) Can you depict that on a map and submit it to Charlotte for consideration? *Yes*

**Public Portion closed at 8:53 PM**

#### **Unfinished Business**

Proposed Zoning Changes for review

- Ordinance No. 2009 - Chapter 1121 Nonconforming Uses, Lots and Structures. There are grammatical errors that are non-substantive and will be addressed. Mr. Reichelt will email them to the clerk so that new copies can be made for the PC/ABR book.
- Ordinance No. 2009 - Chapter 1117.09 Variances. No questions or comments

- Ordinance No. 2009 - Chapter 1133 (1133.10) Accessory Use Regulations For Single-Family Detached Dwellings: Question was raised whether the term ‘footprint’ is a term that is well enough known in the industry to avoid future problems. It is not in the Definitions in the Zoning Code. It is used in the context in the Zoning Code and in the Building Code with the same meaning. The law director approved the term.
- Ordinance No. 2009 - Chapter 1157 Additional Regulations Regarding Motor Vehicles in Residential Zoning Districts: The Planning and Zoning Commission approved this in 1133.11. The Council Planning and Zoning Committee took out the permitting process. No questions or comments.
- Ordinance No. 2009 - Chapter 1151.06 Prohibited Signs  
(Lillich) When this issue first came up, it revolved around the sign replacement for the Chevrolet dealership. At that time I asked what we would say to the other businesses that could not have them. My concern is that what is done in this section will flood through the city  
(Smith) I am opposed to pole signs because I consider it spot legislation. Other businesses cooperated with replacing their pole signs with ground signs. It is an uneven application. We had a specific look that we were trying to avoid. Is this what we want for the ‘gateway’ to the city?  
(Reichelt) The original sign was an easement agreement that would have been subject to the time frame. We are within our power to authorize this for a highly concentrated business district. We do not want to ask high profile businesses take down good signs. The signs that are up were under the old code.  
(Schryer) From a marketing stand point I can see both ways. Is this a gesture of good will to businesses because of economic times? The type of sign will not make or break the business. Shoppers want safety and the products and quality that they want to buy. The 1% of people that see the pole sign may not come back if they do not get what they want. We made a plan for the city to adopt the pole signs into the zoning code. It was wishful thinking to get the wires down. If we had had more money we could have had the distinctive lighting. We should still strive for that. We should not go backwards. We need regulations defined. Even the sign regulations that we have do not fit for the big box stores. So far that is how I feel about it.  
(Reichelt) We need to create guidelines and nomenclature about what is a pole sign in the Regulations. There are other ways of having an elevated sign.  
(Lillich) There are issues of safety, comfort and how you are treated. We should not kid ourselves and the businesses that pole signs will solve all the problems.  
(Weger) We need to figure out how to promote those businesses in Loehmann’s Plaza. Street appeal and curb appeal cannot do what a pole sign will do. Different businesses attract customers in ways unique to their product. We need to change perception of them. Many of those businesses have been hurt. We need to get customers from outside the local area. We need to attract businesses that will last. We need to do what is right for now. Things can be changed in the future.  
(Smith) Malls will become a thing of the past. They want direct access. Businesses on Mentor Avenue have problem  
(Reichelt) David Hartt was comfortable that we could do this in just one part of the city.  
(Lillich) We can but will we.
- Ordinance No. 2009 - Section 1111.05 Minor Alterations Reviewed by Zoning Administrator: No questions or comments.

**New Business**

None

### **Mayor's Report**

Issue 1 is on the ballot. There is a full page ad in the Willoughby Hills edition from the developers to pass Issue 1. They never came to the Planning Commission before this was put on the ballot. We just got the map [of the proposed development] and pictures of the houses on Monday.

The real issue here is that they want to change the zoning from one acre minimum to four per acre.

They [the developer] propose to put 56 lots on 22 acres in addition to the community center and 3 lakes which would take up 4 acres. That is four houses per acre. There are two styles of houses. They are good size houses (2100 square feet) all on one level. Their website at [supportwhseniors.com](http://supportwhseniors.com) discusses aspects of senior living that are not included in this development.

Concerns about the plan

- No Sewer system. This same person came to Council about a year ago for the same piece of property. He wanted the city to put in a force main for 22 houses on one acre lots. We refused because there was no benefit to the city. Sewers would have allowed them to build a couple more houses.
- Between lots 32 and 33 is a nature fitness trail. An easement is also there. That is where the force main could go to the Eddy Road sewer.
- Cost of the houses will be \$200,000 to \$225,000.00. There will also be maintenance and community fees. If there are sewers, there would be additional fees.
- Surrounding this whole area is one acre zoning. Do we really want to support a change in zoning?
- 10% of the people do not need to be over 55 years of age according to State law. Of the 56 houses, 6 can be purchased by anybody.

(Smith) Many of my friends have been polled by telephone canvassers who will not give the name of person conducting the poll. People in the community and in the neighborhood have been getting calls asking if they are in agreement. There is no reason why this property cannot be developed in a conventional manner. This property has other alternatives for development. I do not see how this would benefit this quiet rural area which we have all fought to keep. Will it have septic tanks? *The project would have to have sewers. Who will pay for the sewers?*

(Weger) Once built, it would have to be a force main. The city would need to put in another pump station and would pick up the cost of maintenance, the electric bill, and other costs. City Council plans a campaign against it.

**MOTION:** John Lillich moved that the Board not approve this submission because it does not comply with our one acre zoning and is not appropriate for the area. Seconded by Madeleine Smith

### **Discussion:**

(Davis) Is this something that gets approved or not approved?

(Schryer) The motion is that we are opposed to it.

Reichelt) We vote 'yes' on the motion to indicate that we are opposed to it.

(Smith) Is additional language necessary in this motion to say that the property has other alternatives within our zoning code? *No*

**Roll Call: Ayes Unanimous**  
**Motion Passes**

### **Council Representative's Report**

There are two public sessions about this issue at the Community Center. We need a good turn out. Members of the Board should be there. Contact friends, family and neighbors.

Monday, April 27, 2009 @ 7:00 PM

Tuesday, April 28, 2009 @ 7:00 PM

On the city website home page, there is a quick link [Maple Grove Zoning Issue](#) that will take you to an explanation of the issue and a map. If there are any doubts or questions, they can be directed to the website.

### **Building Commissioner's Report**

The International Code Council has promoted Building Safety Week for May 3 to May 9, 2009. The Mayor has approved a get together. The Council plans to propose a resolution naming it such.

The Building Department will host the get together on Saturday, May 9<sup>th</sup> from 9 AM -12:00 at the Community Center. A speaker from the Health Department will speak on Mold Mitigation. There are pamphlets from the ICC and other information about building and housing safety, mold mitigation on houses and promoting good maintenance of homes. If you have any suggestions or subjects that you would like to see covered, let me know so I can get information or a speaker. If someone from the Planning Commission would like to man the table to hand out flyers, let me know.

John Lillich suggested Septic Maintenance.

This is the start of the building season. Projects are coming in.

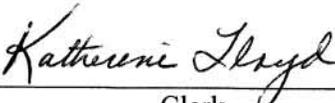
### **Chairman's Report**

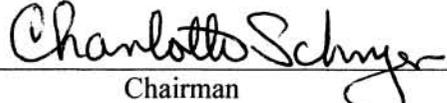
None

### **Adjournment**

**MOTION:** David Reichelt moved to adjourn  
Seconded by John Lillich  
**Voice vote: Ayes unanimous**  
**Motion passes**

Adjourned at 9:36 P.M.

  
\_\_\_\_\_  
Clerk

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_  
April 16, 2009