

VILLAGE OF CUYAHOGA HEIGHTS
PLANNING AND ZONING MEETING
MINUTES
JUNE 17, 2020
6:00 p.m.

ROLL CALL: BLOAM, MITCHELL, VOLEK , UNGER, BACCI

Mayor Bacci explained that Ms. Mitchell was not in attendance due to an illness, and we hope she is with us at the next meeting. We wish her the best of health during the procedures she is going through.

Minutes:

Motion to accept the Minutes of February 19, 2019.

Ms. Unger made the motion to accept the minutes and place them on file, seconded by Mr. Bloam. All in favor, none opposed. Motion carried.

New Business:

From Building Commissioner Norm Casini:

Attached please find an application and photo by Dwight Jordan, owner, for a temporary wall sign on the east side of 4565 Willow Parkway facing Interstate 77.

The proposed temporary wall sign measures 96 square feet. Our Codified Ordinance Chapter 1482, Section 1482.021(b)(2) allows 48 square feet for wall signs. Therefore a variance of 48 square feet is requested by Dwight Jordan. The proposed temporary sign contains three (3) lines of lettering. Our Codified Ordinance Chapter 1482, Section 1482.10(b) requires only one (1) line of lettering. Also, the proposed sign is temporary. Our Codified Ordinance Chapter 1482, Section 1482.10(c) states no temporary signs are permitted.

Variations requested:

- Variance approval is needed for a sign facing Interstate 77 at 4565 Willow Parkway.
- Variance approval for two (2) additional lines of lettering.
- Variance approval for an additional 48 square feet of wall sign facing Interstate 77 at 4565 Willow Parkway is needed.
- Variance approval for temporary sign.

The Mayor explained that Mr. Casini and Mr. Labella are going to represent the applicants for the next two variances. The Mayor explained that while we were off during the opening of the pandemic, he advised the applicants to move forward with the next two variances and we would address them at a later meeting when we were able to hold meetings.

Mr. Casini explained that Mr. Jordan wants to get a variance for a real estate sign for his building facing I77. This is the same sign that the Board approved at an earlier date.

Ms. Unger asked if this is the exact sign we approved for Mr. Jordan last time. Mayor Bacci said it is the exact same sign.

Mr. Volek made the motion, seconded by Mr. Bloam to grant the variance for a sign facing Interstate 77 at 4565 Willow Parkway. All in favor, none opposed. Motion carried.

Mr. Volek made the motion seconded by Mr. Bloam to grant two (2) additional lines of lettering. All in favor, none opposed. Motion carried.

Mr. Volek made the motion, seconded by Mr. Bloam to grant the variance for an additional 48 square feet of wall sign facing Interstate 77 at 4565 Willow Parkway. All in favor, none opposed. Motion carried.

Mr. Volek made the motion, seconded by Mr. Bloam to grant the variance approval for a temporary sign. All in favor, none opposed. Motion carried.

From Building Commissioner Norm Casini:

Attached please find a request from Gina Trusso, requesting two (2) variances for the proposed shed on her property at 4523 East 49th Street.

- 1) The length of the proposed shed wall exceeds twelve (12) feet. (Code Chapter 1246 Section 1426.02(d)(1)). The length of the proposed shed is fourteen (14) feet. Height variance requested is two feet. Our codified ordinance 1246.02(d)(2) requires no wall shall exceed 12 feet.
- 2) The proposed shed size is 144 square feet instead of 120 square feet would also require a variance. Our codified ordinance chapter 1246.02(d)(3) requires 120 square feet for utility buildings up to 20,000 square feet.

Variations requested:

- Variance approval for two feet of wall length from 12 feet permitted to 14 feet.
- Variance approval for 24 square feet from 120 square feet to 144 square feet.

Mr. Casini explained the two variances. Ms. Unger asked if the side and rear requirements were met. Mr. Casini said yes. Mayor Bacci explained that the two variances will not affect the esthetics of any of the homes in that area.

Mr. Bloam wanted the board to know that we have done this for two other residents in the past.

Mr. Bloam made the motion, seconded by Ms. Unger to grant the variance for two feet of wall length from 12 to 14. All in favor, none opposed. Motion carried.

Mr. Bloam made the motion, seconded by Ms. Unger to grant 24 square feet from 120 square feet to 144 square feet. All in favor, none opposed. Motion carried.

From Building Commissioner Norm Casini:

Attached please find a request by Mr. Drake Brauer dated June 12, 2020 for a variance to construct a property line fence, solid, six foot (6' 0") high. Cuyahoga Heights codified ordinance Chapter 1464.03 requires fences six (6) feet high provide 50 percent opening.

Variances requested:

- Variance approval is needed for a solid six foot fence without any free openings.

Mr. Casini explained that a fence six feet high would need at least a 50% opening.

Mr. Brauer explained that he was looking to replace an old fence, and we are looking for a privacy fence, and the ones with a lattice on top were not very private, you can see right through them.

Mr. Bloam said that he talked to the Mr. Bauers neighbor to the north, and they had no problem with the fence. Ms. Unger explained that she is their neighbor to the south, and she has no problem with the fence.

Mr. Volek made the motion, seconded by Ms. Unger to grant the variance for a solid six foot fence without any free openings. All in favor, none opposed. Motion carried.

All in favor, none

From Building Commissioner Norm Casini:

Attached please find an application from the contractor represented by Stuart Lipp and James Doyle requesting a variance of approval for arrangement of solar panels installed on the roof of 5006 East 71st Street. The arraignment of the roof panels does not comply with the approved construction documents.

Variations requested:

- Variance for solar panels as constructed on roof versus panel arraignment per approved construction documents.

Mayor Bacci asked Mr. Casini if the applicants for these solar panels were advised to be here for this meeting. Mr. Casini and Mr. Labella confirmed that they were advised of the meeting. Mayor Bacci advised the board that we will give them some more time to get to the meeting.

Mr. Casini gave the board a background of this issue. He said that the applicants originally submitted a schematic showing the way that the panels would be located in an oblong manner and not a T manner. We approved the drawing, and when we checked on the progress, they reverted back to the T shape without changing the plans with the Building Department.

When they were asked why they went back to the T shape panels, instead of the panels that were approved, they said that they were going to come to the Zoning Board to explain why they needed to be changed.

Ms. Unger asked Mr. Casini, if they placed the solar panels the way they first agreed, would they still need a variance. Mr. Casini said no, if they placed the panels the way they agreed, they would not need to come and get a variance.

The Mayor explained that the work that was done was not what the drawings showed. In lieu of changing it over, they want the boards blessing to leave it as is. Ms. Unger stated that if we don't give them a variance, they will have to tear them out and start over again. Mayor Bacci said that is correct.

Mayor Bacci asked Mr. Casini and Mr. Labella if there was any correspondence with the applicants for any changes. Mr. Casini and Mr. Labella said that is correct, they had no correspondence with anyone for any changes. Mr. Labella said there was no correspondence on any changes at all.

Mr. Volek was looking at the pictures, and remarked that there were seven panels on the roof, and it doesn't look like eight panels will fit. Mr. Casini said that is why we need them here to explain.

Mr. Bloam asked if this was an owner occupied home. Mayor Bacci said it was.

Mayor Bacci said we will give them a little more time for them to appear. He believes it is in the best interest of the village and this board to hear why the changes were made, otherwise it would be my recommendation to deny the variance for not showing up and giving us an explanation.

Mr. Volek requested that they be sent a certified letter to appear at the next meeting, or their variance will be denied.

Mr. Casini explained that the original plans for the size and configuration of the panels was for aesthetic reasons, and now they are saying that it was for technical reasons, but did not show up to explain the change.

Other Business:

None at this time.

Ms. Unger made the motion to adjourn, seconded by Mr. Volek. All in favor, none opposed.
Motion carried.

Zoning Board Meeting was adjourned at 6:30 pm.