



3382 Glenwood Blvd. · Reminderville, Ohio 44202 - Municipal Building · Phone 330-562-1234 · Fax 330-562-9548

Minutes of the Planning and Zoning Committee
June 9, 2014

The meeting was called to order at 9:05 a.m. by acting chairman of the committee, Mario Molina.

Roll Call:	Mayor Alonso	9:15
	Mr. Baker	Present
	Mrs. Gable	Present
	Mr. Molina	Present
	Mr. Dible	Present

Application representatives sworn in by Mr. Molina: Mario DiPadova, developer.

Application 04-2014 for the final site plan and plat for Liberty Ledges Phase 3, represented by Mario DiPadova.

Mr. DiPadova explained that the second phase is nearly built out and Ryan Homes would be ready to begin pulling permits for Phase 3 this fall.

The fire department review (attached) was submitted. It was noted that the fire department had approved of the installation of Kennedy hydrants last summer. Krock Esser had completed inspection based on that approval and Chief Plunkett agreed to the change.

Mr. Molina asked if there would be any drainage issues. Mr. DiPadova explained that the phase will not extend into the wetland area which is situated northeast of Flagstone Drive.

Mr. DiPadova asked if council would vote by emergency to approve the plat. Mr. Bowlin explained that the law director was out of town today it is unlikely he would be back in time to have the legislation on the agenda for tomorrow's meeting. It is likely that the first opportunity to vote on this legislation would be July 8, 2014.

Mr. Dible made a motion to approve the final plan and plat for Liberty Ledges Phase 3. This motion was seconded by Mr. Gable.

Vote:	Mayor Alonso	Yes
	Mr. Baker	Yes
	Mrs. Gable	Yes
	Mr. Molina	Yes
	Mr. Dible	Yes

There was a short discussion of the memorandum submitted by the Building Official, Robert Rodic. The memo suggests that the Planning Commission grant a blanket variance to the Herrington Place development. The reason for this request is the large number of individual

variances that have been requested of the Board of Building and Zoning Appeals in order to erect uncovered patio decks. Due to the small lot sizes, the majority of the homes in this development cannot build a deck without encroaching the rear yard setback. The discussion did not result in a vote and the board members felt more comfortable deferring to the Village Council for determining the outcome of this request.

Mr. Baker made a motion to adjourn, seconded by Mrs. Gable.

Vote:	Mayor Alonso	Yes
	Mr. Baker	Yes
	Mrs. Gable	Yes
	Mr. Molina	Yes
	Mr. Dible	Yes

The next meeting will be scheduled as needed.

The meeting was adjourned at 9:46 a.m.

Respectfully submitted,

Terry R. Bowlin Jr.