



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

Minutes of the Planning and Zoning Committee
December 22, 2020

The meeting was called to order at 9:00 a.m. by chairman of the committee, Mayor Alonso.

Roll Call:	Mayor Alonso	Present
	Mr. Baker	Present
	Mrs. Gable	Present
	Mr. Hoffmann	Present
	Mr. Keller	Present

Application 01-2020 for the resubdivision plat for Commodore Cove East Condominiums.

The request is to approve a resubdivision plat for the Commodore Cove East Condominiums that will create eight new sublots and will allow for the dissolution of the condo association and its common areas to become single-family homes. The property is zoned Planned Development District (PDD).

Mayor Alonso asked Mr. Rodic to explain the situation. Mr. Rodic stated the condominiums were created as a detached single-family cluster development with a homeowners association in 1995. The owners of the units own the interior and the association owns the outside walls and common areas. If they dissolve, they would go from one zoning classification to another. This would create a number of non-conformities including some setbacks. They would each own their own properties. If the Planning Commission wants to follow the application, they would allow the reduction of the lot areas and setbacks with multiple variances based on practical difficulty. He feels a conditional-use permit would allow it to be classified for single-family homes with certain conditions including reduced setbacks, and smaller lot sizes. This would be a unique circumstance so they would not be setting a precedent.

Mayor Alonso noted that every home owner signed the legal statements. His concern is with the LLC-owned property and with future buyers coming in not understanding the property changes. He understands the request, he just has questions about the LLC property. Ms. Gable asked if they could be changed over to cluster homes.

Mr. Tucker of OHM Engineering stated the easements dedicated by the condo declaration to the association so they were not dedicated to the Village. Once the declaration is done away with, the easement would go away as well. They would need to be reformulated. There is also clarification needed for the storm sewer structures and water lines. The plat needs to be clearer regarding the easements and utilities.

Mayor Alonso said they need more information regarding the LLC and the easements with Cleveland Water and Summit County. Mr. Tucker will speak with the applicant.

Mr. Keller on the board is an employee of Chagrin Valley Engineering so he is abstaining from the conversation and any voting.

Mayor Alonso made a motion to table the request until more information is submitted. This motion was seconded by Mr. Baker.

Vote:	Mayor Alonso	Yes
	Mr. Baker	Yes
	Mrs. Gable	Yes
	Mr. Hoffmann	Yes
	Mr. Keller	Abstain

Mayor Alonso made a motion to adjourn. This motion was seconded by Mr. Baker.

Vote:	Mayor Alonso	Yes
	Mr. Baker	Yes
	Mrs. Gable	Yes
	Mr. Hoffmann	Yes
	Mr. Keller	Yes

The next meeting will be scheduled as needed.

The meeting was adjourned at 9:29 a.m.

Respectfully submitted,

Stacey Task
Administrative Assistant