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Minutes of the Planning and Zoning Committee
May 11, 2021

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	Excused

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 if there were answers to his questions from the last meeting regarding the LLC and the easements with Cleveland Water and Summit County. The homeowner with the LLC stated he currently lives there and his son will live there in the future. Ben Stafford of Cuyahoga Valley Engineering stated the storm sewers are marked on the plat and they run to a catch basin and once the homeowners sign the plat it is up to them to maintain. Building Official Bob Rodic stated they can be issued a conditional use permit indicating the homeowner needs to maintain the private storm area on their own property and prohibit the installation of fences in that area. He continued that the Planning and Zoning Committee are changing the zoning and replating. The board could make a motion adding conditions to the conditional use permit. Mr. Tucker read the Private Storm Drainage statement at the top of the replat.

Private drainage and storm sewer structures to benefit the undersigned owners, their successors and assigns therein after referred to as grantees, to construct, place, operate, maintain, repair, reconstruct, and relocate such underground drainage pipes, at grade cleanouts and grates should exist with acknowledgement at a mutual benefit to operating and maintaining said private system.

Mayor Alonso asked if that covers all of the storm lines on the back property lines as well. Mr. Stafford answered yes and there is also a statement that covers the sanitary lines as well.

Ms. Gable said she has concerns about how the replating will affect the future sale of the homes. -Resident- stated he thinks it would benefit sales in the area. They have been maintaining everything so it will not be a big change for resale purposes. The fees for the HOA are just for exterior insurance with no services covered. Ms. Gable said changing the name to single family homes might be negative for resale. Mayor Alonso commented that the market is good in the

Shores. Ms. Gable asked how long the transition will be. -Resident- replied not long. He continued that the homeowners are taking the risk, not the Village and he wouldn't agree to the plan if he didn't think it was a good idea. Mr. Stafford added the utilities can be covered in the conditional use permit to cover the Village. Mr. Tucker said Summit County is saying the sanitary sewer line is not theirs so it's a private entity that owns it, either the HOA or the Aurora Shores HOA. The owner of the line would need to accept the new plat and easements. Mr. Stafford said there is not a clear record of who owns the sanitary sewer; it could possibly be under the Aurora Shores Homeowners Association. He continued that when the homeowners sign to accept, it is on them.

Mayor Alonso made a motion to accept the Commodore Cove East Re-Subdivision plat with a conditional use permit including homeowner maintenance of the storm sewers and sanitary sewer lines. The motion was seconded by Mr. Baker.

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

Mr. Rodic and Law Director Angela Lohan will work together to write the conditional use permit and present it to HOA president Mark Hampton.

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

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

The meeting was adjourned at 9:30 a.m.

Respectfully submitted,

Stacey Task
Administrative Assistant