

Zoning Board Minutes
Village of Chippewa Lake
4/6/10 7:30pm
The Church at the Lake
By Shelly Wharton

Present: Shelly Wharton, Bob Locher, Nick Schmitz, Paul Vereb, Joanne Dodaro, Keith Reidel, Cathy & Brent Osborn, Cyndy Naragon

Absent: Don Bican

Guests: A. Vidra, J. Bair

Meeting called to order at 7:35pm, recorder on.

Motion by Schmitz, 2nd by Vereb to approve the 3/2/10 Minutes as presented, vote taken, all in favor, motion carried.

New Business:

Vidra – Shorefield – new construction. Vidra presents plans and discusses need for variance for front stoop steps/sidewalk. 1 step is within the 20' back from road requirement, 2 others are not. There is also a sidewalk that curves around from detached garage around front of home. There is no evident measurement on the plans regarding the sidewalk or steps. Presume steps are 8-10" deep and sidewalk around 3'. Specific plans with appropriate measurements are required for variance application. Looking at plans, it appears the chimney stack and possibly the peak of the roof are higher than the 30' limitation. Vidra to discuss with architect and show that on drawings as well. Locher advises him he will need the application for variance and associated documents by 4/20/10 in order to get the letters out and for zoning to be prepared to act at the next meeting.

J Bair – 402 Craggy Creek wants to purchase 25' of land from Marcelle Balogh. He previously purchased 20' of this lot (originally a 45' lot) and now wants to purchase another 25' so that he can enlarge garage. He references Section 303A – no sale of lot less than minimum lot size – the lots in question originated in 1928 when lot sizes were 45', there were 4 lots. Thereafter the lot sizes went down to 40'. Before 1953 the owner of his house bought the additional 20' (of 45' lot) of what is now Balogh property. Essentially he wants to purchase the remainder of the 45' lot – or an additional 25'. He realizes this is not the current lot size requirement but believes that it is covered by the original plat and therefore wants it replatted to the 45'. Discussion had – this is a question for Michelson. Locher to contact Michelson for guidance. Bair also wondered if professionally placed pavers are okay for a driveway and was advised they are and do meet the requirement of Section 404.5. Naragon notes that Medina County stopped 2 previous sales of partial lots because they did not comply with out current zoning requirements. Vereb suggests that Bair add the 45' lot with the 20' purchased in 1953 and the 25' he wants to purchase and have replatted at 90'. Bair's lot is 182, the additional land is on lot 181. Locher has his cell number and will contact him after speaking to Michelson.

Reidel asks about home on Briarwood and CircleCrest – renters are parking on culvert and it is broken and now water pools. Locher to contact owner and advise culvert needs to be repaired. He will also talk to renters and advise them not to park in the area in question.

Old Business:

Naragon questions 3 houses on CloverCliff 113, 115, 117 – advised all were handled last fall.

Michelson sent letter about parking and if they are continuing, Locher will advise him to send additional letter.

Locher report on Complaints & Violations reviewed – see attached.

Unfinished business:

Wharton questions whether Village will participate in the study proposed by Lafayette Township on commercial development that was referenced in article in Trading Post and if so what is the cost. Mayor Dodaro advises the planning is from the County and the fee is \$650. We will participate. Westfield Township has agreed to participate. All must agree to do so.

Wharton inquires as to the outcome of Zoning recommendation that Council investigate annexation of certain commercial property currently in the Township. Osborn reports that a committee will be formed to study the situation which will include the full Council.

Motion by Vereb, 2nd by Schmitz to adjourn the meeting, vote taken, all in favor, meeting adjourned at 8:25pm.