

**WICKLIFFE PLANNING COMMISSION**  
**January 8, 2009**

Chairman McGraw called the meeting to order at 7:30 p.m..

PRESENT: Grasser, Margalis, Yohe, McGraw, Building Commissioner Raymond F. Sack, Jr., City Engineer Formica, Lt. Douglas M. Leovic and Assistant Prosecutor A. J. Stempuzis.

EXCUSED: Bochenek

- 3. Organizational Meeting.** (a) Election of Chairman - Mr. Grasser moved to elect Pat McGraw; seconded by Ms. Yohe.

Roll Call, Ayes: Grasser, Margalis, Yohe, McGraw

Nays: None – Motion carried and approved. Pat McGraw, Chairman

- (b) Election of Vice Chairman – Mr. Grasser moved to elect Lynne Yohe; seconded by Councilman Margalis.

Roll Call, Ayes: Grasser, Margalis, Yohe, McGraw

Nays: None. Motion carried and approved. Lynne Yohe, Vice Chairman

**3. Bill Johnson for the Greens of Mapledale,** request for Conditional Use Permit to allow variances in the side yard setbacks, changing sublots on Par Drive, Golf Drive and Birdie Lane from duplex units into single family units. Units are as follows: Birdie Lane between Units 1-2, 2-3 and 3-4. Golf Drive between Units 14-15, 15-16, 16-17, 18-19, 19-20 and 20-21. Par Drive between 30802 Grant Street and Units 25, 25-26, 29-30, 30-31, 31-32 and 32-33, located at the Greens of Mapledale in an IR District.

Chairman McGraw noted that this meeting has been advertised for two consecutive weeks in The News Herald, on December 18 and 25, 2008, as to a public hearing with audience participation and adjoining property owners have been notified of tonight's meeting.

Mr. Sack's letter of December 11, 2008 is attached, citing Section 1307.30 (e) (6) Yard, Area, Height Requirements. The minimum distance between the sidewalks of any two groups of attached cluster units or between a group of attached cluster units and single family unit in the same development shall be thirty (30) feet, also listing variance calculations. Mr. Sack presented a new drawing, showing Unit 15-16 to be changed back to a duplex and not two (2) single units. Board of Zoning Appeal will make final variance approval on January 22, 2009, per attached Memo from Mr. Sack dated December 15, 2008. The Applicant wants to split units from doubles to singles.

City Engineer's Review Comments for January 8, 2009 is attached noting plan submission is for Planning Commission's approval of additional side yard variances. These additional variances are required because the Developer has requested the building layout change from duplex units

to single family units of a few of the remaining structures to be constructed. Also, the required variance amendments are correctly shown on the submitted plan.

Fire Marshall Leovic's letter of December 11, 2008 is attached, listing his general comments pertaining to Ohio Fire Code and fire protection provisions of the Ohio Building Code as permitted under Section 106.1.2.

A.J. Stempuzis administered the oath to Mr. William Johnson, 1555 Villa Grand Drive, Painesville, Ohio 44077, and Chuck R. Szucs, Engineer, 34600 Chardon Road, Willoughby Hills, Ohio 44094, of Polaris Engineering and Surveying, Inc. The reason for the request for variances to allow for single family units as opposed to duplexes is due to market preference.

Mr. Sack responded to a question by Councilman Margalis regarding the reason this is coming before the Planning Commission as a Conditional Use Permit is that the Applicant's original plan came before the Planning Commission as a Conditional Use requesting all "double" units. The Applicant is now requesting "single" units. Mr. Sack stated this would be consistent in relation to the original application.

Chairman McGraw called for a motion to open the meeting to audience participation, with a 15-minute time limit beginning at 7:45 p.m.; so moved by Ms. Yohe, seconded by Mr. Grasser. There was no audience participation. Mr. Grasser moved to close audience participation; seconded by Councilman Margalis.

Roll Call, Ayes: Grasser, Margalis, Yohe, McGraw  
Nays: None. Motion carried.

Roll Call, Ayes: Bochenek, Grasser, Margalis, Yohe, McGraw  
Nays: None. Audience participation closed at 8:37 P.M.

Chairman McGraw called for a motion; so moved by Mr. Grasser for approval of a modification to the Conditional Use Permit to allow variances in the side yard setbacks, changing sublots on Par Drive, Golf Drive and Birdie Lane from duplex units into single family units. Units as follows: Birdie Lane between Units 1-2, 2-3 and 3-4. Golf Drive between Units 18-19, 19-20 and 20-21 (**striking Units 14 through 17**). Par Drive between 30802 Grant Street and Unit 25, 25-26, 26-27, 29-30, 30-31, 31-32 and 32-33, located at the Greens of Mapledale in an IR District, as shown on Drawing, Sheet 6 of 18, by Polaris Engineering & Surveying, Inc. dated November 21, 2008. Seconded by Ms. Yohe.

Roll Call, Ayes: Grasser, Margalis, Yohe, McGraw  
Nays: None. Motion carried and approved.

**5) Building Commissioner.** Mr. Sack presented a letter directed to his attention from Paul Bowyer, P.G. CPESC, Stormwater Specialist, Lake County Soil & Water Conservation District, dated December 12, 2008, regarding release of funds being held by a bank in regard to Greens of Mapledale project. Mr. Formica said the site is stabilized. Sewers and catch basins are installed for the entire subdivision. Councilman Margalis believes it is prudent to leave some

funds available until the project is complete. Mr. Sack presented a DRAFT of a Status Report information sheet that an Applicant could complete for monthly updates and monitoring of various projects. Also attached is a copy of a letter to Mr. Sack from Attorney Jeffrey H. Black for Barrel Room Winery, dated December 2, 2008, regarding parking spaces. Councilman Margalis commented that he would like to see a plan showing actual parking spaces and where they are located. Mr. Sack said the Barrel Room Winery has all of their Permits.

**10) Approval of November 6, 2008 meeting minutes.** Ms. Yohe moved for approval of the minutes "AS READ"; seconded by Mr. Grasser.

Roll Call, Ayes: Grasser, Margalis, Yohe, McGraw  
Nays: None. Minutes approved "AS READ".

**11) Adjournment.** So moved by Mr. Grasser; seconded by Ms. Yohe.

Roll Call, Ayes: Grasser, Margalis, Yohe, McGraw  
Nays: None. Meeting adjourned at 8:00 p.m.

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Patrick D. McGraw, Chairman

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Carol A. Zofchak, Secretary