

PLANNING BOARD MINUTES

DATE: September 20, 1973

Members present -- Padolik, Ettinger, C. Taylor, Mayor Barriball

Guests: Mr. Mays, Tom Thomas, Mr. Gary Vaccaro, Mr. Stockbridge, Att. Phil Lawrence, Mr. Mezi

Chairman Padolik called the meeting to order at 8:00.

Mr. Thomas showed preliminary plat plan indicating changes in the lakes affecting lots 7 & 8 and lots 71, 72, 73, 74 & 76. The original lakes were made larger because the dirt was needed and used as material to form the required roadway embankments. C. Taylor made motion to accept the changes, seconded by Ettinger. Roll call vote all ayes. Motion passed.

Mr. Mays, Attorney for Thomas & Thomas, presented a preliminary plan for approximately 173 acres bordered to East by Rt. 306, South by Bell and back portion by Gurney Elementary School. Mr. Mays said the property has been analyzed for water and while Thomas & Thomas had hoped to work with the Village on a plan for the area, economics prevent waiting any longer. Marketing analysis indicates need for a shopping center to service area. Approximately 44.8 acres would be used for commercial area on Rt. 306 to be buffered by garden type apartments containing 256 suites. About 107 acres would be for condominiums having 520 units and a garage with each unit. The plan calls for a boulevard entrance with guard house off Route 306. The square footage in the condominiums would vary between 950 to 1,240. The entire area would be maintained by the developer including the roads. Studies indicate a water plant could be installed for the area. Mayor Barriball questioned police protection if area was all private. Mr. Mays said not required unless something of major consequence occurred. Restrictions would be set down in writing. Total value of the entire project is estimated at \$27,120,000.00. The Board questioned the number of bedrooms in the condominiums. In 8 suites there is one 3 bedroom, the rest being 2 bedrooms. The garden type apts. are 1 and 2 bedrooms. Slides were shown of shopping area located outside Philadelphia which the proposed shopping area is to be fashioned after. Mr. Mays indicated they already have commitments. Police protection was again discussed; also road dedication versus private ownership. C. Taylor feels the Committee Mayor Barriball appointed should be made aware of the Thomas & Thomas proposal which the mayor will do when he meets with them on Monday, Sept. 24. Clerk will send proper rezoning application forms.

Mr. Phil Lawrence representing Mr. Mezi and son are requesting rezoning of approximately $5\frac{1}{4}$ acres for property owned by Wilbur next to Gravelly Tractor. The rezoning is for a Home Improvement Center as strictly a retail operation. The building would be 60 x 100ft. with parking area for 120 cars. The Board Members asked what would prevent back of store from being used as a lumber yard. Mr. Lawrence said restrictions would prevent such an operation and that stacks of lumber and sheds were not in the proposal. The store would be similar to Forest City at Golden Gate and the type of design would fit in with that prevalent in the Village. C. Taylor mentioned the septic tank ban. Mr. Lawrence said Mr. Mezi's option on land would soon be up but that property will be bought regardless of outcome on application for rezoning. Clerk to mail application to attorney.

Chrm. Padolik said he had been contacted by an attorney for Mr. Detweiler regarding his desire to sub-divide some of his property. Mayor Barriball said the Village is now operating under the New SubDivision Regulations adopted June 11.

Meeting adjourned at 10:00.

Chairman Roy Padolik

Joan LaRue, Clerk

cc: Padolik
Ettinger
Atkinson
Mayor Barriball
C. Taylor
Sol. Dolan
Council
File

Herb Farrow has asked to be put on the agenda for October 18 meeting. He has application for rezoning property on South West corner of Route 306 & Bell

PLANNING BOARD MINUTES

DATE: May 17, 1973

Members present - Mayor Barriball, C. Taylor, Ettinger

In the absence of the Chairman, the Clerk called the meeting to order at 8:15.

C. Taylor stated Subdivision Regulations have been amended and corrected and are now waiting for Council approval. The updating of the Zoning Text will depend largely on the Comprehensive Plan.

Mayor Barriball made motion that there will be no regular Planning Board Meetings during June, July and August and the Board will convene only providing business is brought before it during those months; seconded by C. Taylor. Motion passed unanimously.

Meeting adjourned at 8:45.

Joan LaRue, Clerk

cc: Padolik
Ettinger
Atkinson
Mayor Barriball
C. Taylor
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

DATE: March 15, 1973

Members present - Padolik, Ettinger, Atkinson, C. Taylor

Others present - C. Harvey, C. Sutcliffe, C. Carpenter, Art Temple

Meeting called to order by Chairman Padolik at 8:00. Occupancy permits were discussed. Geauga County will send Village the approval when final inspection is done.

C. Taylor brought up the problem of off street parking, particularly on front lawns. Council would like to see Planning Board initiate an ordinance for Council and then would like to see such ordinance incorporated in new zoning text. For discussion purposes, Padolik pointed out there are areas where farm machinery is stored outside; also questioned use of Sheer's barn by Arnold's masonry business and what effect the proposed ordinance would have on those places. Taylor said the ordinance was primarily being initiated for residential areas where people park cars on the front lawn thereby detracting from the other surrounding homes. After further discussion, C. Taylor made motion to restrict parking and storage of motorized vehicles in residential areas to carports, garages and driveways; seconded by Ettinger. Roll call vote all ayes; motion carried. C. Taylor to contact Sol. Dolan to have ordinance prepared for Council consideration.

Art Temple said he and two other men are interested in developing the 48 acres between Paw Paw Lake and Maple Hill. Lots to front of parcel to be approximately 130 ft. frontage and 330 ft. deep. Back lots will have approx. 150 ft. frontage and be 380 ft. deep. No recreational area is planned. The actual home building would most likely be contracted out to someone else such as Ryan Homes, etc. Taylor asked where the temporary sewage plant would be. Temple said possibly on or near front lot with affluent going into Silver Creek. As a resident of Paw Paw, Taylor was also concerned with storm drainage and pointed out on topo map the springs supplying water to Paw Paw Lake residents. Temple was advised to check with the County regarding the over-all plan for that area and was given a copy outlining requirements for submitting preliminary plats.

Padolik questioned the 800 ft. Cul-de-sac length which will be discussed with Council and Jerre Hinton. Question also raised about building permit in Barrwood. Variance granted by Zoning Board of Appeals.

Meeting adjourned at 9:40.

Chairman Roy Padolik

Jean LaRue, Clerk

cc: Padolik
Ettinger
Atkinson

Mayor Barriball
C. Taylor
Sol. Dolan

J. Hinton
Council
File

MEETING WITH COUNCIL AND JERRE HINTON, THURSDAY MARCH 22 at 8:00.

PLANNING BOARD MINUTES

DATE: February 15, 1973

Members present - Padolik, Ettinger, Atkinson, C. Taylor, Mayor Barriball

Others present - C. Carpenter, C. Harvey, C. Martin, C. Mills, C. Sutcliffe

The joint meeting with Council was opened at 8:15 by Chairman Padolik. . The proposed comprehensive plan was viewed. Cluster plan and schedule 4-R2 of Zoning Text was discussed. Based on Court decisions being handed down in other states, Mayor Barriball said he felt the Village would be in a weak position if we were to allow only one family per acre. Area North of Schio Station was discussed regarding best possible land use. i.e. single family, commercial or apartments. Water usage was also discussed if apartments or light industry were permitted. Most present felt the cluster or multi-family units would be desirable as long as the acre density was maintained.

The airport area was then discussed as to what it might be best suited for should the airport no longer be in use. Light industry (office buildings, etc.) with proper screening was talked about; also site for future school. Airport is now a non-conforming use and both Council and Planning Board feel it should be left as is for now.

While public area and common land were talked about, Chairman Padolik reminded everyone that the Comprehensive Plan is a guide only. Another joint meeting will be set up with Hinton for the purpose of finalizing the Comprehensive Plan and Zoning Text.

Chairman Roy Padolik

Jean LaRue, Clerk

cc: Padolik
Ettinger
Atkinson
✓ Mayor Barriball
C. Taylor
Sol. Dolan
Council
File

Next Planning Board meeting is March 15. Mr. Art Temple has requested to be put on the agenda to discuss developing 48 acres directly East of Paw Paw Lake

PLANNING BOARD MINUTES

DATE: January 25, 1973

Members present - Padolik, Ettinger, Atkinson, Mayor Barriball

Others present - C. Carpenter, C. Harvey, C. Martin, C. Mills, C. Sutcliffe, Jerre Hinton

The joint meeting was opened at 8:00 by Chairman Padolik. Discussion centered mainly around Section 4.06-Open Space of the Subdivision Regulations. C. Harvey questioned Home Owners Association and how said Association becomes a reality. The 10% requirement for open space and the \$200 fee was discussed at length.

Wording on Transfer of Land was clarified and is to be changed in final copy. The length of cul-de-sac streets is also to be corrected. (Page 4.2)

C. Mills suggested that specific examples be shown to clarify the meaning of ordinances. This would be of help to future Council and Planning Board Members.

Mayor Barriball explained that the proposed changes would be displayed in various areas in the Village for residents review.

For all practical purposes, Subdivision Regulations are considered finalized. On Thursday, February 15, Council and Planning Board will again meet with Jerre Hinton to review Zoning Map and complete Zoning Text.

Chairman Roy Padolik

Joan LaRue, Clerk

cc: Padolik
Ettinger
Atkinson
Mayor Barriball
C. Taylor
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

DATE: November 16, 1972

Members present - Padolik, Mayor Barriball

Others present - C. Carpenter, C. Harvey, C. Martin, C. Mills, C. Sutcliffe, Don Martin

Chairman Padolik opened the combined Council and Planning Board Meeting at 8:15. Clerk read minutes of October 26. Padolik corrected statement about ownership of lake property which have been noted in minutes.

Discussion centered around Section 4.06 - Open Space & Easements. The \$100 per dwelling unit fee was discussed at length. Also what constitutes recreation area vs. open space. C. Mills suggested some rewording for clarification which Don Martin will incorporate in the final draft. Barriball to check with Dolan on what revisions need or require a public hearing. Council dismissed at 10:15.

Mrs. Vajda then appeared before Padolik and Mayor Barriball. She stated disappointment at being turned down for a Pizza Carry-Out to be located on North side of Route 422. She said she purchased the property about 6 years ago and it was sold to her as commercial.

Mayor Barriball read C-2 Zoning Ordinance to her and explained that area was for professional offices and not for the sale or carry-out of food.

Mrs. Vajda said she puts up with the nuisance of noise and lights from the industrial area on other side of street. She claims she cannot play her T.V. and often has refuse of Lawson's milk cartons to clean up.

Mayor Barriball said Village cannot be responsible for her neglect in checking into the kind of zoning.

Padolik explained that she could request rezoning to C-1 District or appeal to the Zoning Board of Appeals.

Meeting dismissed at 10:40.

Chairman Roy Padolik

Joan LaRue, Clerk

cc: Padolik
Ettinger
Atkinson
Mayor Barriball
C. Taylor
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

DATE: October 26, 1972

Members present - Padolik, Ettinger, C. Taylor, Mayor Barriball

Others: David Dietz

Chairman Padolik called the meeting to order at 8:10. Padolik referred to minutes of 6-15 regarding conditional approval of Sheerbrook Acres, Pase #2 based on obtaining Village easement and clarification of ownership of lake property. Padolik advised by phone conversation with Dolan that lake property could in no way be under private ownership. Emergency egress between 2 developments was discussed.

Dietz said by changing property lines, he could get in an additional lot. Now plans on 50 homes, would like approval for 51. Village has easement to get to Lake area. Mayor Barriball phoned Eng. Weiss who said he had only discussed the additional lot possibility with Dietz's engineer. Weiss said Planning Bd. could approve the original plat and Dietz could come back with an amendment for the additional lot if engineer approval was given. C. Taylor made motion that Planning Bd. approve Sheerbrook Acres Subdivision No. 2 showing 50 building sites and showing access to Sheerbrook Acres Subdivision No. 1; seconded by Ettinger. Roll Call vote showed unanimous approval.

Hinton will have final draft of zoning ordinances ready for Council & Planning Bd. review. Would like to get Subdivision Regulations out of way. Padolik to contact Hinton and request he be present for combined Council and Planning Bd. Meeting on November 16. (Note* Clint-remind Don to ask if Larry should be present on 11-16.)

Application for Pizza Parlor on North Side of 422 was discussed. Because of zoning regulation (C-2 District), no food can be sold in that particular area. Mayor Barriball to advise Hamilton. Pizza Place in former Lawson store discussed.

Padolik said he had a complaint concerning building without a permit. Party should question and every resident in the Village should feel free to report any building in question.

Meeting adjourned at 10:00.

Chairman Roy Padolik

Joan LaRue, Clerk

cc: Padolik
Ettinger
Atkinson
Mayor Barriball
C. Taylor
Sol. Dolan
Council
File

September 21, 1972

PLANNING BOARD MINUTES

Members present - Padolik, C. Taylor, Ettinger, Mayor Barriball

Chairman Padolik called the meeting to order at 8:00. Padolik questioned what progress the Thomas & Thomas development was making. Barriball said easement has been obtained from Dietz for Sheerbrook extension. Committee had been formed to meet with Thomas & Thomas about assessment for tie-ins. Squires, Sanders & Dempsey now working on agreement with County in which County would take over sewers. Thomas & Thomas can start construction within 30 days of last Council meeting. Hoping to have a few foundations in before winter weather begins.

At present Dietz's subdivision #2-Sheerbrook Acres is at a standstill. Planning Board has heard nothing from Sol. Dolan about joint ownership of lake front property. Maintenance of recreational areas was discussed. C. Taylor brought up shore-line property and said he felt no personal property should abut a club owned lake area.

Mobil Oil public hearing set for Monday, October 2.

The Pony being kept on Daisy Lane was discussed. Barriball explained the situation and said a 1966 ordinance states a property owner must have more than 2 acres to keep a horse.

Meeting adjourned at 8:30 for work session.

Chairman Roy Padolik

Joan LaHue, Clerk

cc: Padolik
Ettinger
Atkinson
Mayor Barriball
C. Taylor
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

DATE: July 13, 1972

Members present - Padolik, Atkinson, C. Taylor, Mayor Barriball

Chairman Padolik called the meeting to order at 8:00. Padolik said Mobil Oil Application was complete with \$50 check and Planning Board has 30 days from this meeting to make a recommendation. Mobil Oil was advised per phone conversation.

Taylor had conversation with Dolan and according to him (Dolan), the Village is in good defensible position if we had to go to court based on present zoning. (If Village does not want a gas station)

Mayor Barriball said our present zoning does not allow for another gas station and sited the septic tank ban in that area.

Atkinson said there are sufficient number of stations within a close area now; siting 4 at 306 & 422, 1 at Music St., 3 at Route 87 in addition to those in the Village.

C. Taylor said he feels another gas station will create additional traffic problems and hazards, possibly abandonment & boarded-up building. He feels the present Schio Station created early need for the traffic light and there is a better use for the corner than gas station.

Padolik said that he felt corner lot ideal for station and Mobil's market survey based on competition and motoring public, not just on residents of So. Russell for need or success of station. Padolik said he would prefer established business over a discount one. Also quality of station might remain higher due to competition.

Hinton said Village would have no control under present zoning. Planning Board can approve, reject or permit under conditional use.

C. Taylor made motion that Planning Board recommend to Council that zoning request be denied and that present zoning be adhered to; seconded by Atkinson. Roll call; Taylor, yes; Barriball, no; Atkinson, yes; Padolik, no. Motion defeated.

Padolik said he felt Planning Board should have definite recommendations for or against to make to council; subject was reopened and pros and cons previously stated were again discussed.

Hinton explained conditional use permit restrictions & procedures and said if a conditional use was not possible in C2 District, could create another district for gas station only.

Barriball said that corner is zoned C2 and that Village should take a firm stand in upholding existing ordinances. Barriball then made motion that Planning Board recommend to Council that request by Mobil Oil for rezoning be turned down; seconded by Taylor. Roll call vote; Taylor, yes; Barriball, yes, Atkinson, yes; Padolik, no. Motion carried.

Meeting adjourned.

Chairman Roy Padolik

Joan LaRue, Clerk

cc: Padolik
Ettinger
Atkinson
Mayor Barriball
C. Taylor
Sol. Dalan
Council
File

There will be no Planning Board meeting in August unless notified by Clerk.

PLANNING BOARD MINUTES

DATE: June 15, 1972

Members present - Padolik, Hofstatter, Ettinger, C. Taylor, Mayor Barriball

Others present: Jerre Hinton, David Dietz

Chairman Padolik opened the meeting at 8:05. Mayor Barriball made motion that minutes of May 18 be approved as written; seconded by Ettinger. All voted in favor.

David Dietz submitted plot plan for subdivision #2-Sheerbrook Acres, fronting on Bell Road. Dietz said Phase #1 merged with Chagrin Lakes Club and uses and pays for recreational facilities. i.e. swimming and tennis. Dietz said there may be a possibility of Phase #2 merging also but plans are not definite at this time. Fritz Neubaur to look at Halter's Lake and make suggestions for proper usage. Houses will be approximately 2400 sq. feet.

Mr. Dick Atkinson arrived and was introduced by Mayor Barriball as the replacement for J. Hofstatter.

Mayor Barriball questioned what arrangement engineering wise have been made for sewer tie-in. Dietz said he has been working with Cy Weiss on this and that trunk line would go down his street. Phase #2 to be on 3/4 acre with balance in recreational facilities. The necessity of an egress road in case of fire or other emergency was discussed.

A review of Villages present requirements showed the preliminary plot plan was complete except for the typewritten statement regarding protective covenants and deed restrictions which Dietz said he would submit and they would be filed as the same as done in Phase #1. Board also requested an easement from the recreational area.

Hofstatter said he objected to Lots 38, 39 & 40 because they were not deep enough. Mayor Barriball suggested Padolik ask Sol. Dolan for his opinion on lake front areas and whether or not they could create a problem. Hofstatter suggested Dietz move the recreational area to lot 39 thereby eliminating pie-shaped lot. This would also prevent car lights from shining directly into house from road. Dietz felt lot is better for house than rec. area and said that house could be angled so that lights would not bother. Dietz will review situation with Mel Smith and Cy Weiss.

Further discussion followed on easement for emergency vehicles and lake frontage. Board feels they need advice on both matters.

Mayor Barriball then made motion to accept plot plan of Sheerbrook Acres #2 as presented; seconded by C. Taylor. Roll call vote. All nays - Mayor Barriball did recommend Board expedite getting answers to easement and alke frontage so Dietz could get started.

Dietz expressed his disappointment and said he would gladly consult engineers and would co-operate with Village but wanted to get drawings started which would take about 6 weeks. A delay would impose financial strain. Further discussion followed.

C. Taylor then made motion that Planning Board give conditional approval to Sheerbrook Acres, Phase #2 based on 1.) Easement of 40 feet minimum right of way along sanitary sewer & 2.) Solicitor clear approval of joint ownership of lake property; seconded by Ettinger. Roll call vote. Padolik, yes; Hofstatter, no; Ettinger, yes; C. Taylor, yes; Mayor Barriball, yes; motion carried.

Clerk gave data from Mobil Oil Co. to Padolik who will review for complete information. Meeting adjourned at 9:45 for work session with Jerre Hinton.

Chairman Roy Padolik

Joan LaRue, Clerk

cc: Padolik
Hofstatter
Ettinger
Atkinson
Mayor Barriball
C. Taylor
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

DATE: May 18, 1972

Members present - Padolik, Hofstatter, Ettinger, C. Taylor, Mayor Barriball
Others present: R. Lever, Robert Amsdell, Mr. DiCicco

Motion made by C. Taylor, seconded by Ettinger to waive reading of minutes of April 20 and special meeting of May 11. Ayes, all; nays, none; motion passed.

Mr. Amsdell and Mr. DiCicco, representing Mobil Oil Corporation, explained Co's desire to build gas station on SW Corners of Bell Road & Route 306. Traffic flow studies have been done indicating area would be very desirable. Board was given booklet showing type of station contemplated which is similar to the one now located near Tanglewood. C. Taylor asked that the Board receive copies of the various studies done. When asked if County has been contacted regarding future use of 306 and Bell, Amsdell said he assumed it had been done. After plot plan was submitted to Board, Chairman Padolik explained that an application for re-zoning corner must be fully completed and submitted with \$50 deposit. Mr. Amsdell was told the Village would be particularly interested in screening, drainage, architecture and sign size. C. Taylor questioned the driveway on Bell in relationship to the existing one at Sohio Station. Mr. Amsdell then explained the station would be dealer operated and would comply with the city ordinances regarding closing hours. Renting of trailers would not be involved.

After Mr. Amsdell and Mr. DiCicco left at 8:40, Board discussed land use on corner. Board feels Sohio is run very well and that should Mobil be allowed to have a station, the competition would assure the Village of continued good service.

Regulation about conditional use of land was discussed.

John Hofstatter read letter of intended resignation. He expects to be moving sometime in July and is willing to stay on Board until moving. Mayor told John he appreciated the time, effort and interest he has shown the village.

Meeting adjourned at 9:30.

MEETING WITH JERRE HINTON AT TOWN HALL ON THURSDAY, MAY 25 AT 8:00.

Chairman Roy Padolik

Joan LaRue, Clerk

cc: Padolik
Hofstatter
Ettinger
Mayor Barriball
C. Taylor
Sol. Dolan
Council
File

PLANNING BOARD SPECIAL MEETING

DATE: May 11, 1972

Members present - Padolik, Hofstatter, Ettinger, C. Taylor, Mayor Barriball

The special meeting was called to order at 9:00 P.M. by Chairman Padolik.

Chairman Padolik made motion that Planning Board recommend to Council that an ordinance be drafted and adopted by So. Russell Village governing the location, construction, operation, maintenance and abandonment of oil and gas wells within the Village boundaries. Planning Board recommends the following be included in said ordinance; 1.) that gas and oil wells be considered as conditional land uses, 2.) establishment of minimum average per well, 3.) the posting of Surety Bonds to guarantee the repair of possible damage to public property, 4.) consideration of the protection of surrounding properties, 5.) the preserving and promoting of the public health, safety, and welfare of the community.

The motion was seconded by Dick Ettinger. Roll call vote, ayes, all; nays, none; motion carried.

This special meeting was adjourned by Chairman Padolik at 9:30 P.M.

Chairman Roy Padolik

Joan LaRue, Clerk

cc: Padolik
Hofstatter
Ettinger
Mayor Barriball
C. Taylor
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

DATE: April 20, 1972

Members present - Padolik, Hofstatter, Ettinger, C. Taylor, Mayor Barriball

The meeting was called to order at 8:00 by Chairman Roy Padolik.

Chairman read letter from Don Sanko stating 42 permits have been issued since Sanko took over duties of issuing zoning certificates. Letter also requested outline of his specific duties in regards to Zoning Board of Appeals and Planning Board. Planning Board to question Jerry Hinton on this and request that organizational duties be clearly spelled out. Mayor Barriball explained what Zoning Board of Appeals is supposed to do.

Zoning in Chagrin Falls discussed. C. Taylor questioned whether or not So. Russell's non-conforming ordinances are legally correct. Sol. Dolan to be questioned on this.

Padolik discussed modular homes with Hinton who feels Building Inspector in Geauga County has little say with regards to actual structure, plumbing, etc. Manufacturer is required to meet State/Standards. The County does not have building codes governing modular homes. Planning Board feels there should be some method of certification from the company building the modular homes that they meet the standards of So. Russell. This will be discussed in meeting with Jerre Hinton.

Planning Board to check with Hinton regarding ordinances on pools and make certain new ordinances give specific standards. Solicitor to be questioned on County enforcement of codes and regulations.

Thomas & Thomas have been given go ahead to proceed with trunk sewer line and hope to begin building in early summer.

BOARD WILL MEET WITH JERRE HINTON ON THURSDAY, APRIL 27, AT 8:00 AT TOWN HALL.

Meeting adjourned at 9:15.

Chairman Roy Padolik

Joan LaRue, Clerk

cc: Padolik
Hofstatter
Ettinger
Mayor Barriball ✓

C. Taylor
D. Sanko
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

Date: March 16, 1972

Members present - Padolik, Hofstatter, Ettinger, C. Taylor

The meeting was opened at 8:10 by Chairman Roy Padolik.

Chairman asked Clerk to report on cases recently resolved by Board of Appeals. Zoning within various areas of the Village was discussed.

Modular Homes were talked about. Padolik questioned what inspection is made and according to what codes since all plumbing, wiring, etc. comes in a package deal. Planning Board felt Georgia County Building Inspector should be questioned and further discussion could be had after more information is obtained.

There being no further business, meeting adjourned at 9:00.

Chairman Roy Padolik

Joan LaRue, Clerk

cc: Padolik
Hofstatter
Ettinger
Mayor Barriball
C. Taylor
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

DATE: February 17, 1972
TIME: 8:00

Members present - Padolik, Hofstatter, Ettinger, C. Taylor, Mayor Barriball

Guest - R. Lever

The meeting was called to order by Chairman Padolik who reported that he had a conference call with Engineer Weiss and Sol. Dolan about Detweiler's proposal. As proposal now stands, Detweiler must conform to present subdivision regulations and meet all requirements. The alternative would be if Detweiler divided each lot into 5 acre parcels. Sections of subdivision codes were read and reviewed at length. Future development of 'bowling alley' lots at East end of Village was discussed. C. Taylor suggested prohibiting all future private drives such as Paw Paw Lake and Sugarbush. Detweiler already has right of way on drive. Padolik to contact Detweiler and advise him of the necessary requirements. After much discussion, Board felt Subdivision Regulations should be cleared up.

Lever suggested requiring elevation limitations. C. Taylor said we have restrictions on roof line clearance and a two story limitation now in effect.

Section 2.07 of work submitted by Hinton was reviewed. C. Taylor suggested this section might possibly be amended and strengthened thereby solving problems with existing "bowling alley" lots. Mayor Barriball said 5 acre minimum requirement by County regarding septic tank usage at this time is only saving grace but feels this should be deleted. Barriball feels So. Russell should be strick in regulations and codes.

After some discussion, Board decided clearer understanding should be made for overhang and porches in regard to distance from foundations. Barriball in hopes Hinton definitely be present at joint Council & Planning Bd. meeting on March 2. Padolik to confirm date with Hinton, Clerk to contact Eng. Weiss. Meeting adjourned at 10:00.

Chairman Roy Padolik

Joan LaRue, Clerk

cc: Padolik
Hofstatter
Ettinger
Mayor Barriball
C. Taylor
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

Date: January 20, 1972
Time: 8:00

Members present - Padolik, Hofstatter, Ettinger, Taylor, Mayor Barriball

The meeting was called to order by Chairman Padolik who welcomed Councilman Taylor and Mayor Barriball as Planning Board Members. Mention was made that Hofstatter has been appointed for a 2 yr. term and that all appointed board members now have terms expiring in 1974.

Mr. Detweiler, 88 Maple Hill Drive, presented proposed partition of 18.7 acres located off Bell Road bounded by J. & C. Sekeres, D. & F. Kothera, R. & L. Derecskey and C. & H. Long. Mr. Detweiler presently has a house under construction and has two friends who would like to build on one (1) acre lots boarding driveway going back to Detweiler house. Planning Board will review and get ruling on whether or not subdivision regulations would apply to proposal. Discussion followed on roadway, lot size, number of lots, whether proposal is covered by subdivision regulations of Georgia County and how proposal fits into Master Plan of So. Russell.

Paul Jance discussed application for a variance on zoning regulation regarding 100 foot set-back for new house at 12 Circle Drive being purchased by Michael D. McCarthy. Variance being requested to allow 95 foot set-back because of porch. Bank is questioning and feels this should be straightened out at this time. Board suggested drawing be attached to application. Solicitor to be contacted and advise whether Board of Appeals or Planning Board would make final decision.

Discussion followed on creation of airport committee.

Complaint received on Cathy's Antiques located on Route 306. No application for sign, etc was made and Board agreed that action should be taken. Dick Ettinger will review Council minutes of January & February, 1964 regarding commerce sales in residence and will contact individual explaining Village position.

Discussion followed on Master Plan. Meeting is scheduled on Feb. 10, 8:00 at Village Hall with Jerre Hinton. Next Planning Board Meeting on Feb. 17.

Meeting Adjourned.

Chairman Roy Padolik

Joan LaRue, Clerk

cc: Padolik
Hofstatter
Ettinger
Mayor Barriball
C. Taylor

Sol. Dolan
Council
File

PLANNING BOARD MINUTES

March 18, 1971
Time: 8:00 P.M.

The meeting was called to order by Chairman Roy Padolik.

Members present - Padolik, Ettinger, Mayor Reiss, Councilman Harvey, Hofstatter, Shields

Guest present - Cliff Shandle

Cliff Shandle requested o.k. to strighten lot line between sublots 46 & 47 in Chagrin Lakes. Involves taking .07 from lot 46 and adding it to lot 45; taking same amount from lot 45 and adding it to lot 46. Planning Board agreed with request and Padolik will check with Sol. Dolan on legalities. Padolik to inform Cliff of precedence.

Mayor Reiss made motion that Planning Board reccomend to Council that either bond or application fee be required when requesting rezoning. Motion seconded by Hofstatter. Roll callayes, all; nays none - motion carried. Padolik to discuss with Sol. Dolan whether fee ~~at~~ bond would be better before recommending to Council.

Interviews with Jerre Hinton & Max Anderson were discussed. Councilman Harvey suggested Council and Planning Board have joint meeting to make final dicision. Harvey to schedule Tuesday, March 30 or Thursday, April 1 for joint meeting.

Padolik asked Harvey to request Council to o.k. expenditure for 2 legal size filing cabinets.

Meeting adjourned at 9:00.

Chariman Roy Padolik

Joan LaRue, Clerk

cc: Mayor Reiss
C. Harvey
Padolik
Ettinger
Hofstatter
Shields
Sol. Dolan
Council
File

PLEASE MARK CALENDARS - NEXT MEETING APRIL 15

PLANNING BOARD MINUTES

December 17, 1970
Time: 8:00 P.M.

The meeting was called to order by Chairman Roy Padolik.

Members present - Padolik, M. Reiss, Ettinger, Shields, Hofstetter. Absent - Sol. Dolan, C. Harvey

Guests present - Rudy Lever, Charles Novak, Charles Daniels

Motion to waive reading of previous minutes made by Ettinger, seconded by M. Reiss.

Mr. Charles Novak presented legal description and plans for Bell Plaza located at N.W. Corner of Bell Road and Rt. 306. Novak plans to buy 35 acres from Steve Magyar but is only asking for the rezoning of approximately 10 1/2 acres for plaza with super market as main tenant. Remaining acres to be left zoned as is. Buildings would be early american style and would eventually entail a covered mall. Parking space is planned for approximately 250 to 300 cars. Padolik explained rezoning procedures.

Letter withdrawing Tresson and Tresson proposal read. Padolik suggested Planning Board should discuss possible rezoning of property now zoned for Town Houses.

Mr. Lever explained the petitions which were circulated around the various areas and said that a committee was formed by So. Russell residents interested in the betterment of the village. The Committee feels it has more time than Village Officials to do indepth research on water supply, population growth for schools, etc. Padolik stated Planning Board would be interested in learning the results from the petitions and extended an open invitation to Committee members to attend future meetings. Mr. Lever stated the Committee was primarily concerned about possible spot zoning, increased density and water.

Next meeting scheduled for January 21, 1971.

Meeting adjourned at 10:00.

Chairman Roy Padolik

Joan LaRue, Clerk

cc: M. Reiss
C. Harvey
Padolik
Ettinger
Hofstetter

Shields
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

November 19, 1970
Time: 8:00 P.M.

The meeting was called to order by Chairman Roy Padolik

Members present - Padolik, M. Reiss, Ettinger, C. Harvey, Shields. Absent - Sol. Dolan

Guests present: Dr. Glen Goodrich, Cliff Dunbar, David Diets

Planning Board Minutes of October 15 were read and corrections noted.

Mr. Diets stated Sheerbrook Acres is done with the exception of backfills and sand along burns. Storm and sanitary sewers are approved and Mr. Diets is set to construct between 2 & 4 houses when final approval of plans is granted. Annexation of 25 feet of property located in Bainbridge discussed. Padolik questioned ownership of property which Diets said he had. Diets was informed plans are sent to Council, County Engineer, County Board of Health for approval before Planning Board considers final approval. Diets stated his option on additional property would not be picked up until Spring, 1971.

Cliff Dunbar appeared on behalf of Dr. Goodrich who asked for a variance of approximately 18 1/2 ft. to build an addition on the back of his house. Motion to allow variance made by C. Harvey, seconded by Ettinger. Ayes, all; nays, none; motion carried.

John Hoffstatter, 47 W. Bellmeadow was appointed by Mayor Reiss to fill Planning Board vacancy left by Mr. Coleman.

After guests left, Planning Board reviewed plans submitted by Mr. Diets. Discrepancies found in K, N, O, P, Q & R (Recreation land not shown, Certification of ownership not presented, Deed Restrictions not attached). Also question of annexation not resolved. Padolik stated he would phone Mr. Diets on Friday and advise him of Planning Board findings.

Shields stated he had been contacted by Mr. Novak questioning land speculation North on Rt. 306.

Padolik stated he hopes more emphasis will be put on regular attendance at Planning Board Meetings.

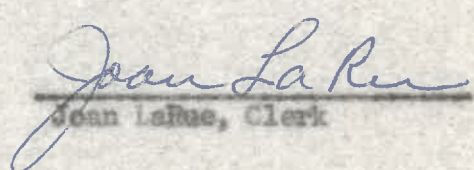
Meeting adjourned at 9:30 P.M.

Chairman Roy Padolik

cc: M. Reiss
C. Harvey
Ettinger

Shields
Padolik
Hoffstatter

Sol. Dolan
Council
File


Joan LaRue, Clerk

PLANNING BOARD MINUTES

October 15, 1970
Time: 8:10 P.M.

The meeting was called to order by Chairman Roy Padolik

Members present - Padolik, Reiss, Ettinger. Absent - Coleman, C. Harvey,
Sol. Dolan, Shields

Joan LaRue was introduced as Clerk replacing Linda Mattern.

M. Reiss expressed concern over the reaction of many South Russell residents attending the Public Hearing at which Thomas & Thomas presented their proposal. He explained that a deferment was granted to allow Thomas & Thomas to prepare a brochure for all of the residents. M. Reiss suggested the Planning Board look at the plans and make a recommendation to Council. Padolik stated a special meeting would be scheduled the first week in November if pertinent questions were raised by Planning Board members to warrant such a meeting. A representative from Thomas & Thomas would be asked to attend.

Padolik asked for an explanation of an ordinance dated April 7 having to do with Sheerbrook and Rolling Ridge and C1 and C2 District having to do with set-back regulation on corner lots. M. Reiss explained the C1 and C2 reclassification to C1A and suggested that copies of regulations be obtained from Building Inspector and added to Planning Board data.

M. Reiss suggested Sol. Dolan be consulted about hiring qualified person to bring sub-division and zoning ordinances codes up to date for clarification purposes.

Ettinger questioned traffic in and out of property East of Paw Paw Lake. M. Reiss stated that he knew of nothing definite going on at this time.

Meeting was adjourned at 9:30 P.M.

Chairman Roy Padolik

Joan LaRue, Clerk

cc: M. Reiss
C. Harvey
Ettinger
Shields
Padolik
Coleman
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

Special meeting was held in Town Hall, Saturday, December 5, 1970 at 11:15 A.M.

Members present - Padolik, M. Reiss, Ettinger, C. Harvey, Haffstatter, Shields

Discrepancies pointed out to lots (K, H, O, P, Q & R) have now been clarified to the satisfaction of Planning Board with approval by the engineer. Plans now show recreation area, Certification of ownership presented, Deed restrictions ok.

Motion to accept plans made by Ettinger, seconded by C. Harvey. Roll call -
eyes all, says none; motion carried.

Chairman Roy Padolik

Jean Lohr
Jean Lohr, Clerk

CC: M. Reiss
C. Harvey
Padolik
Ettinger
Haffstatter
Shields
Sol. Salan
Council
File

PLANNING BOARD MINUTES

Sept. 17th, 1970
Time: 8:00 P.M.

The meeting was called to order by Chairman Roy Padolik.

Members present - Padolik, Reiss, Shields. Absent - Coleman, C. Harvey,
Ettinger, Sol. Dolan

Discussion was heard on hiring a new Clerk for Planning Board. It was decided to advertise in the Chagrin Valley Herald for a South Russell resident for the position.

As there was not a quorum, the meeting was adjourned.

Chairman Roy Padolik

Linda Mattern
Linda Mattern, Clerk

cc: M. Reiss
C. Harvey
Ettinger
Shields
Padolik
Coleman
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

Aug. 20, 1970
Time: 8:10 P.M.

The meeting was called to order by Chairman Roy Padolik.

Members present - Padolik, Ettinger, C. Harvey. Absent - Coleman, Shields, Reiss
Sol. Dolan

Guests present - Bob Thomas, Thomas & Thomas Const. Co. - Ed Meyers, Attorney -
Mel Smith, Eng. - Randy Lawrence, Architect

The guests presented a review of their plans to develop 385 acres in South Russell. They propose the following: 13 acres of lakes, dedicated road from Bell to Chillicothe Roads, 492 condominiums on North side of road and 616 apartments on South side, lakes would be used for recreation, have drilled three test well, they would supply all the water for the project, 69 homes, all buildings a maximum of two stories, 40% of land to be built and 60% open for recreation, electrical lines all underground, gas and electric systems.

Mr. Meyers presented an application for amendment to Zoning Ordinance No. 1965-08 to delete the word "Cleveland" in the first sentence of said section and substitute therefore the words "Chagrin Falls" and also delete the words "one (1) family" in the first sentence of said section and substitute therefore the words "Four (4) families." Mr. Meyers stated it would not be economical for the one family per acre therefore this is the main reason for the request. Mr. Thomas stated that they could have requested for more density but he kept it to the lowest possible and still make money. C. Harvey remarked that the Village is so small for four family per acre density. He stated he felt they have put alot of work into presenting the project and have done it very well but the problem is the density. He stated this would make good use of the land. Mr. Thomas stated that economics came first with this project but he wants it to work for both parties. C. Harvey stated it would be quite an impact on the village. Mr. Padolik stated he realizes there point of making money and is sure they could not make money as it stands now. Mr. Padolik stated the Planning Board had to look ahead and he feels their project would make good use of this land, but he still questions the density.

It was decided to forward the application on to Council with the Boards comments without a vote to recommend or reject the request. C. Harvey stated he would present the application to Council to set a Public Hearing date.

Moved and Adjourned 9:45 P.M.

Chairman Roy Padolik

Linda Mattern
Linda Mattern, Clerk

| | |
|--------------|------------|
| cc: M. Reiss | Padolik |
| C. Harvey | Coleman |
| Ettinger | Sol. Dolan |
| Shields | Council |
| | File |

PLANNING BOARD MINUTES

June 18th, 1970
Time: 8:10 P.M.

The meeting was called to order by Chairman Roy Padolik.

Members present - Padolik, Ettinger, C. Harvey. Absent - Coleman, Shields, Reiss, Sol. Dolan.

C. Harvey reported that a Public Hearing has been set by Council on the Shandle proposal of rezoning for July 15th, 1970.

C. Harvey also reported on the meeting between Thomas & Thomas Const. Co., Council and Planning Board. Thomas & Thomas has planned to develop some 385 acres into 450 unit condominiums, 600 unit apartments and homes. The apartments would be 2 story with 8 units in one building. They have drilled two test wells and feel there is plenty of water to supply the area. It would be a 30 million dollar operation over a 10 yr. period. The condominiums would run between \$45,000 and \$50,000. The houses would be \$60,000 to \$90,000. Council has decided to meet with Warren Thomas, Supt. of Chagrin Schools, to discuss what affect apartments would have on taxes and population.

The next Planning Board meeting will be Thursday, July 23rd, 1970.

Moved and Adjourned 9:00 P.M.

Chairman Roy Padolik

Linda Matten
Linda Matten, Clerk

cc: M. Reiss
C. Harvey
Ettinger
Shields
Padolik
Coleman
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

May 28th, 1970
Time: 7:30 P.M.

The meeting was called to order by Chairman Roy Padolik.

Members present - Padolik, Coleman, C. Harvey, Reiss, Shields. Absent - Ettinger,
Sol. Dolan

Guests present - Clifford Shandle, Police Chief Stamko

Padolik moved to waive the reading of the Planning Board minutes of May 21st, 1970.
Coleman seconded. Roll call ayes, all - nays, none. Motion carried.

Padolik stated this meeting was called to hear a report from the Police Chief and have a final vote on Mr. Shandle's proposal concerning property located on the south side of Bell Street beginning approximately 315.94 feet west of the center line of Chillicothe Road and continuing westerly along Bell Street for a distance of approximately 600 feet. His request is for rezoning from its present classification, R-Residential District and C-2 - Restricted Commercial District, to C-1 - Restricted Commercial District.

Shields stated he showed Mr. Shandle's proposal to C. Taylor, Chairman of the Safety Committee. Mr. Taylor gave a list of items for the plans. The board decided that these items do not pertain to the actual rezoning but will be used if the rezoning is approved, when the development plans are submitted to the board.

Police Chief Stamko stated he had seen Mr. Shandle's proposal and the only suggestion to save traffic problems was a change in the drive-ways. Otherwise he had no objections to the plans. He also stated the most congested traffic is from 6 to 8 in the morning and the stores would not be open. The only problem might be from 5 to 6 in the evening.

Reiss stated that restricted commercial pertains to low traffic area. He stated he wasn't sure if this proposal would come under restricted commercial. Padolik stated there is some question to the Zoning Ordinance regarding the C-1 and C-2 Restricted Commercial Zoning Ordinance.

Based upon Mr. Shandle's proposal of land usage including drawings submitted, C. Harvey moved to recommend the rezoning to Council. Coleman seconded. There was an unanimous vote for the recommendation. It was the Board's recommendation that if for any reason that Mr. Shandle should back out or his development plans should not be approved, the zoning would revert back to the original zoning. The Board stated its feeling that the proposal usage by Shandle outweighed the claim of spot zoning. Areas of consideration were the use of abutting property in the rear, as opposed to the residential dwelling on the west side.

Moved and Adjourned 8:30 P.M.

Chairman Roy Padolik

cc: M. Reiss Ettinger Padolik
C. Harvey Shields Coleman
Council Sol. Dolan File


Linda Mattern, Clerk

PLANNING BOARD MINUTES

Planning Board Minutes of May 21st, 1970 (cont'd)

May 21st, 1970

Time: 8:10 P.M.

Padolik stated the board should hear from the Police Department before a decision is made. Also, the total members of the board should have a vote.

The meeting was called to order by Chairman Roy Padolik. May 28th, 1970 at 7:30 P.M. for a police report on traffic and an all-member vote.

Members present - Ettinger, Padolik, C. Harvey, Shields. Absent - M. Reiss Coleman, Sol. Dolan

Shields presented the Osage County Planning Commission requesting copies of the South Russell zoning resolution booklet. Shields requested copies of the South Russell zoning resolution booklet. Shields requested copies of the South Russell zoning resolution booklet. Shields requested copies of the South Russell zoning resolution booklet.

Guests present - Clifford Shandle

C. Harvey moved to waive the reading of the Planning Board minutes of April 22nd, 1970. Ettinger seconded. Roll call ayes, all - nays, none. Motion carried.

Padolik stated he returned the application for rezoning to Mrs. Hayes along with a letter explaining the reasons. He said he has not received the completed application. Padolik

Inde Kattern, Clerk

Mr. Shandle presented a completed application for rezoning along with tax maps. The property sought to be rezoned is located on the south side of Bell Street beginning approximately 315.94 feet west of the center line of Chillicothe Road and continuing westerly along Bell Street for a distance of approximately 600 feet. The board reviewed the application and stated that everything was in order. Discussion was heard. Padolik asked Mr. Shandle what would be done with the homes on the residential property. Mr. Shandle stated they possibly would be moved but he didn't think they would meet with the South Russell Building Codes otherwise they would be torn down. Mr. Shandle stated he would be sole owner of the property. He also stated he wanted only small shops such as small business and professional office building, bank or financial institution and small retail shops. Mr. Shandle stated he was aware of the sewer situation and thought something could be worked out with the engineer.

C. Harvey stated, with exception of the traffic problem, he thought Mr. Shandle's proposal would make good use of the property. He stated it might also force the State in putting a stop light on the corner.

Padolik stated he thought there would be a traffic problem no matter what goes on this property but it is a concern. He also stated if this proposal is approved the board would be opening a new commercial area. He said the board should think of the future for surrounding areas. Padolik then stated he also agreed that the proposal would make good use of the property. Ettinger was also in agreement.

Shields commented that if professional offices are in the shopping center there would be only 2-3 cars there at a time therefore the traffic problem may not be as great.

May 21st, 1970
Time: 8:10 P.M.

Planning Board Minutes of May 21st, 1970 (cont'd)

Padolik stated the board should hear from the Police Chief before a final decision is made. Also, the total members of the board should have a vote. Therefore, Padolik called a special meeting for Thursday, May 28th, 1970 at 7:30 P.M. for a police report on traffic and an all-member vote.

Shields presented correspondence from the Geauga County Planning Commission requesting copies of the South Russell zoning resolution booklet. Shields reported he had forwarded the material to them.

Moved and Adjourned 9:30 P.M.

Chairman Roy Padolik

Linda Mattern
Linda Mattern, Clerk

cc: M. Reiss
Ettinger
Padolik
C. Harvey
Shields
Coleman
Sol. Dolan
Council
File

The property to be rezoned is located on Hill Street approximately 315.54 feet west of the corner of Hill Street and Hill Street running westerly along Hill Street for a distance of approximately 600 feet. The property is currently zoned R-1. Mr. Shandle stated that everything was in order. Padolik asked Mr. Shandle what would be done with the residential property. Mr. Shandle stated they possibly would be torn down. Mr. Shandle stated he would be sole owner of the property. He also stated he wanted only small shops such as small business, professional office building, bank or financial institution and small retail shops. Mr. Shandle stated he was aware of the sewer situation and thought something could be worked out with the engineer.

C. Harvey stated, with exception of the traffic problem, he thought Mr. Shandle's proposal would make good use of the property. He stated it might also force the State to put in a stop light on the corner.

Padolik stated he thought there would be a traffic problem no matter what goes on this property but it is a concern. He also stated if this proposal is approved the board would be opening a new commercial area. He said the board should think of the future for surrounding areas. Padolik also stated he also agreed that the proposal would make good use of the property. Ettinger was also in agreement.

Shields suggested that if professional offices are in the shopping center there would be only 2-3 cars there at a time therefore the traffic problem may not be as great.

PLANNING BOARD MINUTES

Planning Board Minutes of March 12th, 1970 (Page 1)

March 12th, 1970

Time: 8:15 P.M.

was pointed out in this case, also. It was decided that by this week, also, receive a letter from the board on the procedure for rezoning.

The meeting was called to order by Chairman Roy Padolik.

M. Weiss stated it was not the intent of the bill to cause people worry.

Members present - Ettinger, Padolik, G. Harvey, M. Weiss. Absent - Coleman, Shields, Sol. Dolan

Guests present - Mrs. Florence Hayes, Mr. Ben Otto, Mr. Cliff Shandle reasoning that the police chief and/or someone from the safety committee be moved by Padolik, seconded by Ettinger, to waive the reading of the Planning Board minutes of February 19th, 1970. Roll call, ayes, all - nays, none. Motion carried.

Padolik stated he would contact Sol. Dolan for the information regarding Padolik introduced the members of the board to the guests present. Then asked Mrs. Hayes to state her proposal.

Mr. Ben Otto - Motion withdrawn, April 21st, 1970.

Mrs. Hayes stated that she owns Sub lot 11 on Rt. 306 just South of the Russell boundary which includes $\frac{1}{2}$ acres. She requested that this property be rezoned from residential to commercial. She stated that this property has been for sale for several years and that one one will purchase the land for residential use because of the traffic on Rt. 306. Mrs. Hayes said she has had some interest in this land from a few small businesses and this is her purpose for the rezoning. Discussion was heard and it was decided that a letter would be sent to Mrs. Hayes outlining the procedure for an application of rezoning to be reviewed by the Planning Board.

Mr. M. Weiss

Mr. Shandle's proposal was for 600 ft. of land (500 ft. West of Rt. 306 on Bell Road) to be rezoned to restricted commercial. Mr. Shandle presented a tentative plan of what he has in mind for this property. It was a sketch of a shopping center with small business shops, clinic and possibility of a bank.

He stated this property would be ideal for this usage as the property is so close to traffic for residential use and also would be convenient for South Russell residents. Discussion was heard. M. Weiss commented that this proposes a traffic problem. It was decided to send a letter to Mr. Shandle outlining the procedure for an application of rezoning.

Mr. Otto's proposal is for rezoning property behind the gas station on Bell Road and Rt. 306 to restricted commercial. He intends to build greenhouses and a garden center for retail sales. He stated there would be an entrance from both Bell Road and Rt. 306. Mr. Otto stated that he does not own this property at the present but wanted to get an indication of the board on whether they would accept this. Discussion was heard. The traffic problem

Planning Board Minutes of March 12th, 1970 (Cont'd)

March 12th, 1970
Time: 5:15 P.M.

was pointed out in this case, also. It was decided that Mr. Otto would, also, receive a letter from the board on the procedure for rezoning.

M. Reiss stated it was not the intent of the village to chase people away. He stated the board wants to give these proposals as much consideration as possible.

M. Reiss suggested when the board meets to review the applications for rezoning that the police chief and/or someone from the safety committee be present to answer questions on traffic problems. He also suggested Sol. Dolan be present at the meeting.

Padolik stated he would contact Sol. Dolan for the information regarding procedure for rezoning.

The next board meeting will be Wednesday, April 22nd, 1970.

Moved and Adjourned 10:15 P.M.

Chairman Roy Padolik

Linda Mattern
Linda Mattern, Clerk

cc: M. Reiss

Attinger

Padolik

C. Harvey

Shields

Coleman

Sol. Dolan

Council

File

Mr. Otto's proposal is for rezoning property within the gas station on Hill Road and St. 100 to restricted commercial. He intends to build greenhouses and a garden center for retail sales. He stated there would be an entrance from both Hill Road and St. 100. Mr. Otto stated that he does not own this property at the present but wanted to get an indication of the board on whether they would accept this. Discussion was heard. The traffic problem

PLANNING BOARD MINUTES

February 19th, 1970

Time: 8:15 P.M.

The meeting was called to order by Chairman Roy Padolik.

Members present - C. Harvey, Padolik, Ettinger. Absent - Coleman, Shields, Reiss, Sol. Dolan

Padolik began a discussion on the revision of Zoning Ordinances. It was decided that each member review the ordinances and be prepared to discuss these at the next meeting.

C. Harvey asked the clerk to obtain small contour maps from Mr. Peterson for the members of the Planning Board.

Discussion was heard on the sewers for South Russell. C. Harvey reported from Council on the situation.

It was decided to have the next Planning Board meeting on the 2nd Thursday, March 12th, 1970.

Moved and Adjourned 9:30 P.M.

Chairman Roy Padolik

Linda Mattern
Linda Mattern, Clerk

cc: N. Reiss
Ettinger
Padolik
C. Harvey
Shields
Coleman
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

January 15th, 1970

Time: 8:10 P.m.

The meeting was called to order by Chairman Roy Padolik.

Members present - C. Harvey, Padolik, Ettinger, Coleman. Absent Shields, Reiss, Sol. Dolan

Padolik began a discussion on the possibility of apartments being built in South Russell Village. The Zoning Ordinances were reviewed concerning apartments and town houses. After discussion the consensus of the board was that there would be three major problems in the construction of apartments: 1) water 2) sewage (3) vacancy (would there be a demand for apartments in South Russell).

Padolik read the regulations and procedures concerning the Planning Board in the Zoning Ordinances book. It was decided this would be the starting point in the revision of the ordinances as there are many changes to be made. Each member was asked to review those ordinances and be prepared to discuss the individual changes at the next meeting. Zoning Ordinances, obtained from surrounding communities a few months ago, were given to each member to compare and help with ideas.

The next meeting will be on Thursday, February 19th, 1970.

Moved and Adjourned 9:30 P.M.

Chairman Roy Padolik

Linda Mattern
Linda Mattern, Clerk

cc: M. Reiss
Ettinger
Padolik
C. Harvey
Shields
Coleman
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

December 18th, 1969
Time: 8:10 P.M.

The meeting was called to order by Chairman Roy Padolik.

Members present - Ettinger, Padolik, Shields, M. Reiss. Absent -
Coleman, C. Harvey, Sol. Dolan

Moved by M. Reiss, Seconded by Ettinger to waive the reading of the Planning Board minutes of November 20th, 1969. Roll call, ayes, all - nays, none. Motion carried.

Padolik discussed revision of the South Russell Village Zoning Ordinances. Reiss suggested obtaining village maps to be added to the ordinance book, also maps of the central and easterly sewage district. Ettinger was asked to obtain maps and have several copies made. Padolik asked Shields to review the ordinances and any changes that he feels should be made, bring up at the next meeting. Shields stated that he felt that one item to be reviewed and maybe revised should be building permit fees. Padolik stated that C. Harvey and himself would compile all the Zoning Ordinance information. Padolik stated it is the plan of the Planning Board in the next few months to up-date and revise the Zoning Ordinances.

The next meeting will be on Thursday, January 15th, 1970.

Moved and Adjourned 9:45 P.M.

Chairman Roy Padolik

Linda Mattern
Linda Mattern, Clerk

cc: M. Reiss
Ettinger
Padolik
C. Harvey
Shields
Coleman
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

November 20th, 1969

Time: 8:10 P.M.

The meeting was called to order by Chairman Roy Padolik.

Members present - Ettinger, Padolik, Shields, C. Harvey. Absent -
M. Reiss, Coleman, Sol. Dolan

Mr. Padolik reviewed all the material on rules, regulations and procedures that each board member should have as a reference. A copy of a letter from Sol. Dolan was given to each member stating the responsibilities of the Planning Board. It was decided to have notebooks purchased for each member in order to compile the material under one cover. Discussion was heard on several changes to be made in the Zoning Ordinances. Each member was asked to read the ordinances and any changes he feels should be done will be discussed at the next meeting.

Padolik again suggested that each member read the suburban news. He read an article that pertained to Mayfield Etc. and an annexation problem they have been dealing with.

Ettinger presented a copy of the Deauga County Rates of Taxation. Discussion was heard.

The next meeting will be on Thursday, December 18th, 1969.

Moved and Adjourned 9:45

Chairman Roy Padolik

Linda Mattern
Linda Mattern, Clerk

cc: M. Reiss
Ettinger
Padolik
C. Harvey
Shields
Coleman
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

October 16th, 1969
Time: 8:05

The meeting was called to order by Chairman Roy Padolik.

Members present - M. Reiss, Ettinger, Padolik, Shields, C. Harvey,
Coleman. Absent - Sol. Dolan

The minutes of the September 18th meeting were read and approved.

C. Harvey started a discussion on the 25 feet of land located in Bainbridge that is part of the recent preliminary plot plan of Sheerbrook Acres. He stated that by having the 25 feet annexed to South Russell Village it would be a start in further annexation, possibly to Rt. 422. Discussion was heard. Ettinger stated that taxes are probably the prime concern of residents from Bainbridge annexing to South Russell. The fact that there would be no change in school taxes should be brought out.

Reiss reported that Sol. Dolan has contacted Mr. Dietz concerning Sheerbrook Acres, stating that the 25 feet has to be annexed to South Russell Village before final approval of the preliminary plot plan by Council.

Padolik asked the clerk to up-date the files of the Planning Board members as to all of South Russell ordinances, rules, regulations and procedures.

Reiss reviewed the function of the Zoning Board of Appeals. Shields reviewed the function of the engineer for South Russell.

Padolik suggested that each member of the board read the suburban news in the newspapers. Some of the problems of other villages might possibly be of interest to South Russell Village in the future.

Moved and Adjourned 9:40

Chairman Roy Padolik

Linda Mattern
Linda Mattern, Clerk

cc: M. Reiss
Ettinger
Padolik
C. Harvey
Shields
Coleman
Sol. Dolan
Council
File

PLANNING BOARD MINUTES

September 18th, 1969
Time: 8:15 P.M.

The meeting was called to order by Chairman Roy Padolik.

Members present - M. Reiss, Ettinger, Padolik, Shields, Mr. Sveto
(a representative for Sol. Dolan), Absent - C.
Harvey, Coleman

Guests present - David Dietz, John Fulton

The minutes of the June 16th meeting were read and approved.

Reiss asked the clerk to have copies of all the amendments to Subdivision Ordinances and the Subdivision Regulations on procedure made for the building inspector and members of the Planning Board.

Reiss asked the Planning Board to study the possibility of annexing with additional land or another political subdivision. He stated that this had been discussed a few years ago but nothing was done. He feels that South Russell might be better prepared now since South Russell has a police department and plans underway for a sewage system. Since a great amount of South Russell is zoned residential the tax spread is very limited. By enlarging the village and possible commercially zoned property there would be a substantial amount of increased tax money.

Mr. Dietz and Mr. Fulton presented a preliminary plot plan for more development in Shearbrook Acres. The Subdivision Regulations on procedure were reviewed. Mr. Dietz read the restrictions for Shearbrook Acres. Mr. Dietz assured the Board he would have ownership of the property by September 22nd or 23rd. Mr. Dietz was advised he would have to show evidence of title and have an authorized approval of the plans from the engineer before presenting the plans to Council. After discussion Reiss made a motion to approve the preliminary plans for Shearbrook Acres except with the stipulation that all the requirements are met and presented to Council. Ettinger seconded the motion. There was an unanimous vote to approve the plans.

Planning Board Minutes of September 18th, 1969 (Cont'd)

Chairman Padolik stated the Board meetings will be on the 3rd Thursday of each month.

Moved and Adjourned 10:00

Roy Padolik, Chairman

Linda Mattern

Linda Mattern, Clerk

cc: M. Reiss
Ettinger
Padolik
Harvey
Shields
Coleman
Sol. Dolan
Council
Diets
File

PLANNING BOARD MINUTES

June 16, 1969
Time: 8:15 P.M.

The meeting was called to order by Chairman Pro Tem Roy Padolik.

Members present - M. Reiss, Ettinger, Padolik, Shields, Coleman
Absent - C. Harvey, Sol. Dolan

Guests present - Robert Thomas from Thomas & Thomas Construction,
David Dietz, Realtor

The minutes of the May 19th meeting were read and approved.

Mr. Thomas presented ideas which his company has for some 84 acres which he has purchased in South Russell. He stated there is a possibility of his company purchasing more property adjoining this 84 acres. They would like to build town houses and residential homes. If the Board had no objections he would proceed in drawing up the formal plans and present it to the board at a later date. Discussion was heard and the board felt at this point there would be no objections.

Discussion was heard on electing a new chairman for the board. Reiss nominated Padolik and it was seconded by Ettinger. There was an unanimous vote to elect Padolik as chairman of the Planning Board.

It was decided not to have a meeting until the 3rd Monday in August unless the chairman calls for a special meeting.

Moved and Adjourned: 9:30 P.M.

Chairman Roy Padolik

Linda Mattern
Linda Mattern, Secretary

cc: M. Reiss
Ettinger
Padolik
Harvey
Shields
Coleman
Sol. Dolan
Council
File

Planning Board Minutes

May 19th, 1969
Time: 8:00 P.M.

The meeting was called to order by Chairman Pro Tem Richard Ettinger.

Members present - M. Reiss, Ettinger, Padolik, Shields. Absent -
C. Harvey, Sol. Dolan

The minutes of the April 21st, 1969 meeting were read and approved.

The secretary presented the material received from Solon, Aurora, Gates Mills, Pepper Pike and Chagrin Falls regarding Building Codes and Zoning Ordinances. It was decided to wait until the four remaining villages were heard from before proceeding with the discussion.

Padolik presented an article that was in the Cleveland Press regarding a unification of building codes for a seven county area which is being studied by the Building Officials Conference of Northeastern Ohio and the Cleveland Builders Association. It was decided to write for any information that might pertain to our plans of revising the Building Codes or our involvement in such a study.

Reiss reported Sol. Dolan went to Columbus to the Ohio Water Development Commission to discuss their assistance in funds for South Russell's sewage system. The OWDC offered 30% of the funds with the remaining to be loaned to South Russell with extended payments. Reiss reported that a representative from the OWDC came to South Russell to inspect three areas of prime concern.

Discussion was heard on the pollution problems in the water of South Russell Village. Shields reported that Paw Paw Lake was being tested regularly.

Moved and Adjourned: 9:00 P.M.

Linda Mattern

Linda Mattern, Secretary

cc: M. Reiss
Ettinger
Padolik
Harvey
Shields
Council
File

PLANNING BOARD MINUTES

April 21st, 1969
Time: 8:15 P.M.

The meeting was called to order by Chairman Pro-Tem, Roy Padolik.

Members present - C. Harvey, Reiss, Padolik, Building Inspector
Shields. Absent - Ettinger, Sol. Dolan

Reiss stated that Mr. Coleman was asked to become a member of the Planning Board. Mr. Coleman has not replied as of this meeting.

Padolik presented materials which he obtained on building codes and electrical codes. Discussion was heard on possible changes or revision on certain codes.

Shields brought up the discussion whether there is or should be restrictions on aluminum sheds. It was discussed that it could be mentioned in the revision of the building codes.

Reiss suggested requesting copies of Building Ordinances or Codes and Zoning Ordinances from various villages to obtain a consensus of certain items before proceeding with the revision. It was agreed upon. It was also decided that if any fees are required in obtaining these materials, it would be paid in order to receive all the information the board needs.

Moved and Adjourned: 9:00 P.M.

L. Patter
L. Patter, Secretary

cc: M. Reiss
C. Harvey
Sol. Dolan
Padolik
Ettinger
Shields
Council
File

PLANNING BOARD MINUTES

March 17th, 1969
Time: 8:15 P.M.

The meeting was called to order by Chairman Pro-Tem, Richard Ettinger.

Members present - C. Harvey, Reiss, Ettinger, Padolik, Building
Inspector Shields. Absent - Sol. Dolan

The minutes of the February 13th meeting were read and approved.

Shields discussed the possibility of a type of permit or license for electrical and carpentry men working in South Russell Village. He stated he has observed jobs that meets the building code regulations but is not adequate for the individual homeowner.

Reiss stated there can be no enforcement as it stands now, therefore the board should consider revising the building code and also consider permits.

C. Harvey suggested the board discuss the possibility of partial permits and make recommendations to Council.

Shields was asked to review the building code and make recommendations to the board as to the revision of certain codes at the next meeting.

Padolik was asked to obtain up-dated copy of an electrician manual so the board can up date the code and restrictions on electrical work.

It was decided that Shields would become a member of the board and attend the meetings.

Moved: Padolik

Adjourned: 9:30 P.M.

L. Mattern

L. Mattern, Secretary

cc: M. Reiss
C. Harvey
Sol. Dolan
Padolik
Ettinger
Shields
Council
File

Dem

PLANNING BOARD MINUTES

Feb. 13, 1969
Time: 8:10 P.M.

The meeting was called to order by Chairman Pro-Tem, Richard Ettinger.

Members present - C. Harvey, Reiss, Ettinger, Padolic. Absent - Chm. Freese, Sol. Dolan

Mayor Reiss led a discussion on the possibility of annexation of South Russell Village with a part of Bainbridge. Bainbridge is in need of more police protection and since South Russell has an adequate police department, this problem could be helped. Also, the possibility of linking the sewerage system could be of great importance.

Chairman Ettinger discussed the possibility of a type of test to be given to union plumbers, master plumbers and journeymen before obtaining a license. Reiss suggested that anyone who now works in the village or anyone who has a license in an adjoining community would be exempt from the test. Reiss stated that the board should not be concerned about the fee as much as the protection for the individual homeowner. Reiss also suggested licenses should be obtained by driveway contractors and septic tank cleaners.

Discussion was heard on the specific duties of the members of the board and also what specific authority the board is responsible for. C. Harvey and Reiss will contact Sol. Dolan to review this matter and also discuss with him the possibility of annexation.

Reiss stated that the \$25.00 fee for solicitors was for the protection of the people who reside in South Russell. There is no intention of discriminating against any particular group.

Meetings are to be changed to the 3rd Monday of each month.

Moved: Reiss

Adjourned: 9:15 P.M.

cc: M. Reiss
C. Harvey
Sol. Dolan
Chm. Freese
Padolic
Ettinger
Council
File

L. Mattern
L. Mattern, Secretary

PLANNING BOARD MINUTES

December 16, 1968

Time: 8:25 P.M.

The meeting was called to order by Chairman Pro-Tem, Tom Harvey.

Members present - C. Harvey, Reiss, Ettinger. Absent - Chm. Frees, Padolio, Sol. Dolan

The minutes of the October 30 meeting were read and approved.

C. Harvey reported on the December 9 Council meeting, and the following were their recommendations:

1. Building Inspector William Shields stated Building Inspector cannot enforce deed restrictions regarding fences, and code needs to be more clearly defined in this area. Suggested Planning Board make recommendations to Council on restrictive fence ordinance--residential.
2. Recommended Building Code be revised and up-dated to a higher minimum standard--more square footage per dwelling. Also suggested contractors and sub-contractors be bonded, and plumbers and electricians be licensed with the city of Cleveland. Shields requested specific guide or code for electrical outlets. C. Mills to send a copy of CEI recommendations to Planning Board.

Reiss stated Building Inspector could put stop order on fence if it will cause adjoining property owner some harm--if it will lower the value of adjoining property. Planning Board will make recommendations.

Reiss stated Building Code says only structural changes or additions on outside structure of house need building permit; can change inside without any permit. Many people need protection against people not doing good job. Stated if a man wants to improve house and do work himself, make him get a permit; but this permit will prevent closing anything up without inspection of electrical outlets and plumbing by Building Inspector. Will have to develop an electrical code. Suggested Planning Board should set a fee for such an inspection by Building Inspector to compensate for his time. Also should set minimum amount one can do without needing a permit.

Reiss stated that Chagrin is quite strict in enforcing its Building Code and zoning ordinances, and suggested that Ettinger go to the Chagrin officials and find out how they handle these matters and report at the next Planning Board meeting.

Planning Board Minutes of December 16, 1968 Meeting (Cont'd)

C. Harvey stated that the Public Hearing held on November 7 went well. Will send Master Plan to Council and schedule it for 2nd Council meeting in January.

It was decided to change meeting date of Planning Board to the 2nd Tuesday of each month. Will contact Building Inspector Shields to participate in the meetings concerning the Building Code.

Moved: C. Harvey
Seconded: Ettinger

Adjourned: 9:15 P.M.

M. Wyville

M. Wyville, Secretary

cc: M. Reiss
C. Harvey ✓
Sol. Dolan
Chm. Freese
Padolic
Ettinger
Council
File

PLANNING BOARD MINUTES

October 30, 1968

Time: 8:20 P.M.

The meeting was called to order by Chm. Freese.

Members present - Chm. Freese, C. Harvey, Ettinger. Absent - Reiss, Padolio, Sol. Dolan

The minutes of the September 5, 1968 meeting were read and approved.

Reading of the minutes of last Council meeting was waived.

C. Harvey reported he had appeared before Council on October 14, submitting the Master Plan to them and opening discussion on the wordage and description of the Plan.

Copies of the Master Plan were passed out to members of the Planning Board by C. Harvey, and the following recommendations were made:

- (1) Relocation of "Haskins Road" should begin on southerly boundary line of Village where Haskins comes into the Village from Bainbridge and should terminate on Bell Road west of its present terminus. This area, where the Board would prefer to see Haskins Road relocated, will be drawn in by dots on the map.
- (2) Change the southeast corner of Bell Road and Ohio State Route 306 to be entirely governmental.
- (3) Area adjacent to Ohio State Route 422 from the site of Methodist Church property to the Chagrin line be zoned restricted commercial.

Discussion also heard on airport and building of East-West Road on southerly boundary of Village, but no changes were made in the verbage of Master Plan.

C. Harvey will redraw the Master Plan to include the above suggestions, and this will be presented at a Public Hearing to be held Thursday, November 7, at the Village Hall.

Chm. Freese asked C. Harvey to explain difference between 2 types of commercial developments (light manufacturing and restricted commercial) at the Public Hearing.

Planning Board Minutes of October 30, 1968 Meeting (Cont'd)

Chm. Freese suggested that future meetings should be concerned with the revision of the Building Codes.

Moved: Freese

Seconded: C. Harvey

Adjourned: 9:30 P.M.

M. Wyville, Sec.

cc: M. Reiss
C. Harvey ✓
Council
Sol. Dolan
Chm. Freese
Padolic
Ettinger
File