

RECORD OF PROCEEDINGS

Minutes of

PLANNING BOARD

Meeting

national
graphics

National Graphics Corp., Cols., O. Form No. 1097

Held 8:00 P.M.

November 20,

19 75

Members present: R. Padolik, Mayor Barriball, C. Daniels,
C. Briggs

Chairman Padolik opened the meeting at 8:17. Mayor Barriball moved to waive reading of October 16 minutes, 2nd by C. Daniels. Ayes - all. Motion carried.

Mayor Barriball stated Mr. Santalucia, who had attended the October 16 meeting regarding an additional residence on his lot on Bell Rd., had passed away. Chairman Padolik said he was still not sure of the possibility of subdividing this property or any of the other "bowling alley" lots. The Board studied the regulations to see what the minimum driveway width and distance from side yard line should be and found nothing. Mayor said the Board should get an expression from the Solicitor in this regard. Chairman Padolik said he was concerned with the number of lots similar to Santalucia's and the fact that no one could point out a specific item from the Code in regard to building on the rear portion of their property. Mayor said a possible solution to this problem would be to rezone East of 306 portion of Village to minimum two-acre density.

Chairman Padolik asked why the Planning Board had not seen the Zoning application for the addition on the Service Building. Mayor stated the Zoning Inspector issued the Zoning Permit. Chairman Padolik read "Development Approval" on Page 3.2 of Zoning Code, and said anything out of residential district is supposed to come to Planning Board. Mayor said building in question was municipal and did not fall under any classification listed in this item. Chairman Padolik stated the Service Building is in an area zoned commercial and asked if municipal building was exempt. C. Daniels asked if public building would fall under "Conditional Use". Mayor said he would talk to the Solicitor about this matter.

Chairman Padolik stated his term of office would be up on December 31.

There being no further business, meeting adjourned at 9:13.

Roy J. Padolik, Chairman

Avis McGuigan
Avis McGuigan, Clerk

cc/ R. Padolik
G. Anderson
C. Daniels
Mayor Barriball
Council
Sol. Dolan
Clerk of Council

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Held 8:00 P.M.

October 16 19 75

Members present: R. Padolik, Mayor Barriball, C. Daniels
C. Briggs

Guests present: Mr. & Mrs. P. Santa Lucia - Mr. & Mrs. M.
Detweiler

Chairman Padolik opened the meeting at 8:05. C. Daniels moved to waive reading of September 18 minutes, 2nd by Mayor Barriball. All voted in favor - motion carried.

M. Detweiler showed the Board a deed and copy of description of land as stated on the deed. Chairman Padolik stated the Board had requested the land be split in such a way as to allow for two distinct accesses to Bell Road - the Board having previously agreed that the common drive could exist at this point provided that, in the future, if the property was sold, new property owners of either parcel would have their own access if they desire and such should be stated in the deed. Mr. Detweiler pointed out the section of the deed indicating same and the fact that the deed had been notarized. C. Daniels moved to accept the deed as written and as being legal evidence required to conform with the Zoning Regulations, 2nd by C. Briggs. Roll call vote - all ayes. Motion carried. Clerk was advised to sign the deed.

C. Daniels asked if the request regarding the proposed Dairy Queen had been withdrawn. Chairman Padolik said this was out of Planning Board hands in that the Dairy Queen operation is permitted use but owner had to secure necessary state permits and water and sewer permits from Chagrin Falls. Mayor stated owner was still at an impasse with Chagrin concerning sewers.

Chairman Padolik inquired about the Thomas & Thomas appeal. Mayor said according to the Solicitor, the case is still open.

Chairman Padolik said the Board had discussed at last meeting, their recommendation to Council that the height limitation on certain structures be changed and same was still before Council - no action has been taken.

Mr. Santa Lucia stated he owned ten (10) acres at 1645 Bell Road and would like to move a house from another location onto his property which already has one residence. C. Daniels pointed out certain regulations in the Zoning Code, however, it was noted the house to be moved did not contain the minimum square feet required (20' X 22', two stories). Mr. Santa Lucia asked if the house was brought up to standard, could it be put on his property with an easement giving occupant access to Bell Road. The possibility of selling the back five acres with a 60' easement to Bell Road was discussed and Mayor stated the Solicitor should be contacted regarding legal aspect of proposal. Mayor felt the land would have to be split with an access piece of property deeded as part of split. Mrs. Santa Lucia asked again if house met Village square feet requirements, could they move it to their property. The Board thought this would probably be legal but would have to study it further. Chairman Padolik stated he was concerned about this proposal because of the number of "bowling alley" lots in this section of the Village - owners are paying a considerable amount of taxes on several acres of land and may eventually want to realize something from this. Further, he said this proposal does not fit in with what the Planning Board had considered for the overall development of South Russell. If every one of these lot owners did what the Santa Lucia's were proposing, the result would be undesirable because the police, fire department, etc., could not service these people. The Village would prefer to see a developer buy all the rear acreage for a development with at least two accesses to that property. Mr. Santa Lucia said to get all these land owners to sell their rear acreage would probably

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never happen. Chairman Padolik said he would appreciate more time to look into this matter but noted again the house in question was undersize.

Chairman Padolik stated he had received a letter from the Chairman of Zoning Commission of Russell, which had been left with Chief Hamilton, requesting a copy of our Zoning Code. Mayor said he would see Chief regarding this matter.

There being no further business, meeting adjourned at 10:25.

Avis McGuiggan
Avis McGuiggan, Clerk

Roy J. Padolik, Chairman

cc: R. Padolik
G. Anderson
C. Daniels
Mayor Barriball
Council
Sol. Dolan
Clerk of Council

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Held 8:00 P.M.

September 18 19 75

Members present: R. Padolik, Mayor Barriball, C. Briggs,
C. Daniels

Chairman Padolik opened the meeting at 8:08. C. Briggs moved to waive reading of August 21 minutes, 2nd by C. Daniels. All voted in favor - motion carried.

Chairman Padolik stated that on August 21, the Planning Board had approved the land split requested by Mr. Detweiler provided the deed includes the division of the 60' right of way into two parcels so each party has access to Bell Rd. There has been no word at this time whether the deed has been drawn up or the plat map corrected. The deed cannot be recorded until the Planning Board signs it.

C. Daniels inquired into the status of Thomas & Thomas. Mayor said they had never filed the brief. Chairman Padolik asked where South Russell's documents concerning this matter were located and Mayor stated they were filed in the Village office.

Chairman Padolik asked about status of Thomas & Thomas Country Estates. Mayor said road surfacing is completed and they are now attempting to get their berms and ditches up to proper grade. Also, they recently received five new zoning permits although no occupancy permits will be issued until everything is up to Village standards.

Chairman Padolik read a proposed ordinance regarding the height regulations in the business and industrial districts of South Russell. In this regard, he stated that a commercial type of establishment, where there are loading docks or truck deliveries, would require at least a 10' or 12' door. If a pitched roof were used on this, the building would exceed the 15' and would require a variance to construct. The Board discussed the height regulations regarding limited retail, offices, research laboratories and accessory buildings as presently required versus the ordinance proposed. Chairman Padolik stated he would agree with limited retail at 20' but would like to see industrial changed to 30'. Also, the present schedule does not limit stories in the residential area and would like to see the height regulations lowered from 30' to 25'. C. Daniels stated there may be difficulty installing offices above a retail establishment if only 20' were allowed. Mayor said, depending on roof construction in the residential area, three stories would be possible and if stories are not limited, an apartment could be built. After discussing roof pitch, C. Daniels suggested limiting residential to 25', industrial at 30' and business 25'. Mayor suggested asking Solicitor to redraft the ordinance to incorporate R-1 and R-2, limiting height to 25'. It was the Board's recommendation to Council to change Section 1 from 15' to 25', change Section 2 from 15' to 30' with the exception of accessory structure which would be limited to 20' and add Section 3 to limit residential height to 25'.

There being no further business, meeting adjourned at 9:58.

Roy J. Padolik, Chairman

Avis M. McGuiggan
Avis McGuiggan, Clerk

cc: R. Padolik
G. Anderson
C. Daniels
Mayor Barriball
Council Members
Sol. Dolan
Clerk of Council

Held 8:00 P.M.

August 21

19 75

Members present: R. Padolik, Mayor Barriball, G. Anderson
C. Daniels

Guests present: Mr. & Mrs. Detweiler, Mr. & Mrs. Johns

Chairman Padolik opened the meeting at 8:05. Clerk read the minutes of July 17 meeting. C. Daniels moved to approve minutes as read, 2nd by Mayor Barriball. All voted in favor - motion carried.

Chairman Padolik stated the Detweilers had submitted a minor subdivision application and asked Mr. Detweiler to review his proposed land split. Mr. Detweiler showed the Board a drawing of a portion of his property and explained his plan to sell one (1) two-acre parcel and, to comply with village regulations regarding a common drive, also convey to buyer thirty feet of his presently owned 60' right of way to provide buyer access to his parcel of land. Chairman Padolik stated he had contacted both the Solicitor's office and the Village Engineer's office and there was no objection from either party regarding the split of the right of way and that it was up to the Board to accept or reject this proposal.

A discussion followed regarding the land split as indicated on the drawing and Mr. Detweiler was informed that resulting deed (to be approved by the Planning Board also) should contain a legal description of land conveyed to buyer, including the 30' right of way. Chairman Padolik said he would check with the Solicitor about deed containing provision that second drive could be put in. C. Daniels moved to approve Mr. Detweiler's proposed land split giving each party egress and ingress, 2nd by G. Anderson. All voted in favor. Motion carried. Chairman Padolik again requested verification of survey and record of total amount of land involved in the split.

There being no further business, meeting adjourned at 8:40 P.M.

Roy J. Padolik, Chairman

Avis McGuiggan
Avis McGuiggan, Clerk

cc: R. Padolik
G. Anderson
C. Daniels
Mayor Barriball
Council Members
Sol. Dolan
Clerk of Council

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Held

8:00 P.M.

July 17

19 75

Members present: R. Padolik, Mayor Barriball, G. Anderson,
C. Daniels

Chairman Padolik opened the meeting at 8:10. G. Anderson
moved to waive reading of June 19 minutes, 2nd by C. Daniels.
Motion carried by unanimous vote.

Board reviewed the application for a land split by Mr. Detweiler
and will check with the Solicitor and Engineer's Office into
the possibility of splitting existing 60' right-of-way into two
(2) 30' rights-of-way to permit separate drives to each parcel.

There being no further business, meeting adjourned at 8:45.

Roy J. Padolik, Chairman
& Clerk pro tem

RJP/am

cc: R. Padolik
G. Anderson
C. Daniels
Mayor Barriball
Council Members
Sol. Dolan
Clerk of Council

Held 8:00 P.M.

June 19

1975

Members present: Mayor Barriball, G. Anderson, C. Briggs,
C. Daniels

Guests present: Mrs. Vajda, A. Marrali (Forest City),
M. Detweiler

In the absence of Chairman Padolik, C. Daniels moved that Mayor Barriball act as Chairman pro tem, 2nd by G. Anderson. Motion carried.

Mayor Barriball opened the meeting at 8:20. C. Briggs moved to waive reading of May 15 minutes, 2nd by G. Anderson. All voted in favor of motion.

Mrs. Vajda stated she was no longer interested in opening a health spa because of state regulations involved. However, she did present to the Board, plans for a beauty salon. The dwelling, with the exception of panelling and equipment, would not be changed. G. Anderson checked the zoning map for designation key on north side of 422 (Local Business - B-1). Board studied plans and side yard clearance. Mayor stated there seemed to be no reason why Mrs. Vajda could not make application for a zoning permit, and advised her to see Chief Hamilton regarding same.

Mr. A Marrali, representative of Forest City, stated he planned to put a 24' addition on the Moses Udit home at 102 Lakeview (3rd house from Bell, east side) which would be, upon completion, in violation of zoning regulations. Mayor stated regulation is 100' set-back and told Mr. Marrali he would need to see Chief Hamilton regarding a request for a variance to be heard at a public meeting before the Zoning Board of Appeals. Also, he would need a sketch showing present set-back and proposed encroachment.

M. Detweiler stated he owned 18.7 acres, with a 60' access off Bell Rd. and would like to sell two acres for another residence. Mayor stated he would have to make application for a major subdivision because a minor subdivision is one abutting an existing public street. Further, he said the major problem with this proposed development was the lack of a dedicated street. Mayor said Village regulations do not allow a common driveway for two parcels and asked Mr. Detweiler if he foresaw any further development of his property. Detweiler said a dedicated street was not economically feasible and he had no intention of selling off more lots because both would defeat the purpose of what he was trying to accomplish. Mayor told Mr. Detweiler to see Chief Hamilton regarding the necessary application form (S-2) and also, to call Sol. Dolan for a legal definition and Village Engineer for his opinion regarding this matter, if he so desired. Detweiler wanted to know reason why Village did not allow private drives and was told the reason was that the Village could not provide services or maintain streets in these areas.

Mayor read a letter from Lawyers Title Insurance Corporation with deed and sketch enclosed to be approved or disapproved by the Planning Commission. C. Briggs stated Mr. Cotesworth was buying two lots fronting on Bell Rd. and adjacent to his presently owned parcel of land. The Board discussed the sketch and Mayor suggested the deed be signed upon the approval of Sol. Dolan. C. Daniels moved that the Board give their tacit approval of the land consolidation, 2nd by C. Briggs. All in favor - motion carried. Deed will be signed by the Clerk upon approval of Sol. Dolan.

Mayor read portions of A. G. Campana's Application Form S-2 which was before the Planning Commission for final approval or

Held

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disapproval. After discussion, C. Briggs moved to approve Application No. 75-1, 2nd by C. Daniels. All in favor - motion carried.

There being no further business, meeting adjourned at 9:40.

D. E. Barriball, Chairman Pro Tem

Avis McGuiggan
Avis McGuiggan, Clerk

cc: R. Padolik
G. Anderson
C. Daniels
Mayor Barriball
Council Members
Sol. Dolan
Clerk of Council

Held 8:00 P.M.

May 15

1975

Members present: R. Padolik, D. Barriball, G. Anderson

Guests present: A. G. Campane, Mrs. Vajda, Chief Hamilton
B. Christian (Herald)

Chairman Padolik opened the meeting at 8:12. Mayor Barriball made a motion to waive reading of April 17 minutes, seconded by G. Anderson. All voted in favor of motion.

Chairman Padolik stated Mr. Campane had submitted an application for a five-lot minor subdivision on Snyder Rd. at the April 17 meeting. Mr. Campane said he had contacted Mr. Weiss who reviewed the application and suggested that Mr. Campane subdivide his whole parcel of land which consists of twelve (12) lots. Chairman Padolik said the reason for Mr. Weiss's action was based on Subdivision Regulations, Section 2.07, Item (a). Mr. Campane stated Mr. Weiss had told him that his project was between a major and a minor subdivision - over five lots indicates a major subdivision - but in this case there were no storms, sewers, roads, etc., involved. Further, Mr. Campane suggested South Russell's regulations did not cover his particular case. Mr. Campane presented a preliminary plan for the 12 lots, and Application Form S-2 which was accepted by the Board. Mr. Campane was informed he must present the preliminary plat to Council for approval. Mayor Barriball indicated that the next Council meeting would be held on May 27 and if Mr. Campane could acquire a topo of the area by that date, his plans could be expedited somewhat. Chairman Padolik said approval of the preliminary plat allows the developer to proceed with plans, provided the final plat is presented within one year. Mayor Barriball questioned Mr. Campane regarding East Ohio Gas service. Mr. Campane said the basements had to be in by August to acquire service. Chairman Padolik stated that the Board had previously accepted a \$100.00 deposit from Mr. Campane for a minor subdivision but now required a total of \$500.00 deposit for a major. Mayor Barriball said if monies were not used that balance would be returned to the developer.

Chairman Padolik stated he had heard nothing further concerning Mrs. Semirale's proposed lot split and would call her regarding status of situation.

Mrs. Vajda presented a drawing to the Board consisting of her house, breezeway, garage and proposed 3,000 sq. ft. addition for a health spa. The Board established the area was zoned commercial and Mrs. Vajda's request would be classed a personal service. She was informed of the requirements necessary for this type of service: one acre minimum, lot width 100 ft., maximum percentage of lot coverage - 25%, side yard 15 ft., rear yard 30 ft., maximum height 15 ft. Off street parking requirements would be ten spaces per 1,000 sq. ft., each space being 9 x 20 ft. Chief Hamilton stated other businesses in area had parking in front of their buildings. Chairman Padolik informed Mrs. Vajda the Board would need lot plan with dimensions to determine if the site could accommodate proper number of parking spaces required. Mrs. Vajda said that there would be no more than twenty people on the premises at one time. The Board established that the spa was a permitted use and told Mrs. Vajda she would need an application for a zoning permit Form Z-1, plan drawn to scale, including type of structure, fence and sign. Chairman Padolik also advised Mrs. Vajda of required deposit on all applications for development approval is \$250.00, \$50.00 of which is non-returnable. Mrs. Vajda asked if this plan was not approved, could she put in a beauty salon instead and was informed she would still have to follow South Russell's required procedure.

There being no further business, meeting adjourned at 9:30.

Roy J. Padolik, Chairman

Avis McGuiggan
Avis McGuiggan, Clerk

Held 8:00 P.M.

April 17 19 75

Members present: R. Padolik, C. Briggs, C. Daniels

Guests present: Mrs. Semirale, A. G. Campane

Chairman Padolik opened the meeting at 8:15. A portion of the March 20 minutes were read to verify procedure Planning Board was to follow regarding application for land splits. All present agreed minutes were correct and a motion was made to waive further reading. All voted in favor of motion.

Chairman Padolik stated the new Zoning Regulations were now available.

Mrs. Semirale stated she had been trying to sell her home situated on seven acres located at 1560 Bell Rd, the frontage being approximately 122 feet wide and extending to the Bainbridge line. She said her Real Estate Agent felt she could expedite the sale if the land were split (one acre with house to one buyer and remaining six acres to adjacent neighbor who had expressed an interest in purchasing remaining acreage). Mrs. Semirale was advised her request could be accomplished providing no new building site was involved with the six acres abutting on the Bainbridge line. She was also informed to have the property surveyed and to see Mr. Weiss regarding this and further requirements.

Mr. Campane outlined to the Board his plans regarding a minor subdivision on Snyder Rd. Chairman Padolik went over the regulations with the applicant and informed him of the requirements involved. Mr. Campane left Form S-1 with Chairman Padolik who said he would deliver to Mr. Weiss. Mr. Campane was advised to see Chief Hamilton regarding application fee.

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

Roy J. Padolik, Chairman

Avis McGuiggan
Avis McGuiggan, Clerk

cc: R. Padolik
G. Anderson
C. Daniels
Mayor Barriball
Council Members
Sol. Dolan
Clerk of Council

Held

8:00 P.M.

March 20

19 75

Members present: R. Padolik, D. Barriball, C. Briggs
C. Daniels

Guests present: L. Dolan, Chief Hamilton, Councilmen

Chairman Padolik opened the meeting at 8:10. C. Daniels made a motion to waive reading of February 20 minutes, seconded by C. Briggs. All voted in favor of motion.

Chairman Padolik asked Mr. Dolan to recap and update situation regarding Geauga County Recorder. Mr. Dolan stated Mr. King's view as (1) requirements may not be legal and (2) may not accomplish anything. In addition, South Russell requires a plat which the recorder feels is unnecessary and would never be needed for reference. Only the deed has to go to the County Auditor for approval and County Recorder to be recorded. Chairman Padolik asked if our requirements could be amended to satisfy both South Russell and the County Recorder. Regarding the plat requirement, Chairman Padolik referred to a previous case of a split where a surveyor's plat was done from recorded meets and bounds and although mathematically sound, an actual physical survey proved otherwise. Mr. Padolik had also been advised that a physical survey was necessary to set pins for new lot. A discussion followed concerning Mr. Weiss's function as stated in the Subdivision Regulations with Mayor Barriball reading portions of same. Mr. Dolan stated that Mr. Weiss would not approve anything that had not followed our required procedure. Chairman Padolik said Mr. Weiss was to verify dimensions and calculations, check for side yard clearance, set back line, etc., and follow zoning regulations regarding existing buildings. Sol. Dolan stated South Russell has no mechanics to implement it's requirements. He suggested Planning Board act on Mr. Weiss's approval or disapproval, that applicant be informed of South Russell's procedure on land splits, and resulting plat be filed with the Village Engineer. Also, the County Auditor be informed as to whom she should refer applicant. A discussion took place in this regard and the following procedure was agreed upon: 1. Applicant obtain Form S-1 from Zoning Inspector. 2. Zoning Inspector inform Planning Board Clerk to place applicant on next meeting agenda. 3. Upon approval of Planning Board, deed is signed and forwarded to County Auditor. Mayor Barriball asked that South Russell's application form be revised deleting the two places where County Recorder's signature is required. Specifically, Form S-1, Page 2 of 4, and Page 4, letter (b). Sol. Dolan stated an ordinance was not necessary to change the application and that Planning Board was to sign deed and County Auditor was to proceed on South Russell's judgment. Mr. Dolan added that the tax maps would be corrected, not the County plat maps. A motion was made by Mr. Daniels to delete signature requirements of County Recorder on Form S-1. Seconded by Mr. Briggs. Roll call vote - all ayes; motion carried.

Chairman Padolik stated he had talked to Mr. Hinton regarding the price to be charged for Zoning Regulations and Comprehensive Plan. Mr. Daniels suggested books be registered so purchaser can be advised of any changes. Mr. Padolik made a motion recommending Council charge \$10. per copy of Zoning Regulations and Comprehensive Plan and register same so purchaser can be notified of any changes. Seconded by Mayor Barriball. All voted in favor of motion.

Chairman Padolik reported receiving a call from Carey Realtors regarding South Russell's regulations concerning cows. Mayor Barriball said no specific rules have been made regarding cows. Chairman Padolik, therefore, told the caller that a special use permit would be necessary and the party would have to go before the Zoning Board of Appeals.

Held

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Mr. Anderson questioned the installation of a stockade fence extending length of lot line as possibly not conforming with new zoning ordinance. Mr. Dolan stated new zoning regulations were not passed as an emergency measure and does not go into effect for 30 days.

There being no further business, meeting adjourned at 9:40 P.M.

Roy J. Padolik, Chairman

Avis McGuigan
Avis McGuigan, Clerk

Cc: R. Padolik
G. Anderson
C. Daniels
Mayor Barriball
Council Members
Sol. Dolan
Clerk of Council

RECORD OF PROCEEDINGS

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PLANNING BOARD

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National Graphics Corp., Cols., O. Form No. 1097

Held 8:00 P.M.

January 16 19 75

Members present: R. Padolik, D. Barriball, G. Anderson,
C. Briggs, C. Daniels

Guest present: J. Simandle

Chairman Padolik opened the meeting at 8:16. Motion was made and unanimously accepted to waive reading of December 1974 minutes.

Mr. J. Simandle was present to report on the progress of his proposed subdivision in Lake Louise. Although he had complied with South Russell's subdivision regulations, he was given the impression by Geauga County Officials that these regulations could have been circumvented by going directly to the Geauga County Office. He stated his wife had taken the necessary papers to Chardon presumably for quick approval by the Auditor and Recorder but this was not the case. She was directed from Auditor to County Engineer to Recorder. According to Mr. Simandle's report, all eventually signed but Mr. King, Recorder, preferred not to in order to gain an explanation of the necessity of the regulations. Mrs. Simandle was told by Mr. King that their lot split could have been accomplished by merely putting the existing house plus one acre up for sale and having deed, conveying same, recorded in Chardon. Mr. Simandle's concern and the reason for his presence, was to prevent this "back door" procedure in the future because he understood and agreed the regulations were to protect the Village and property owners. Mr. Simandle also cited a hypothetical case: What if he had taken the deed to the County Recorder, sold off the existing house and one acre and moved away for 2-3 years. Upon his return, he decided to sell the remaining 2½ acres to another party. What would happen when this third party applied for a building permit? Mayor Barriball said the regulations were in existence because a developer had previously tried to build three dwellings on two lots and had recorded same in Chardon without the Planning Board's knowledge. Mayor Barriball called Mr. Dolan during the meeting to have him look into this matter immediately. Mr. Simandle reiterated to the Board his difficulties acquiring a sewer permit due to Geauga County's requirement of a 300 acre minimum topo map with a charge of \$3. per acre. He did not think this proper for a landowner planning a minor subdivision. Mr. Daniels suggested this requirement be looked into. In the matter of an address change, Mr. Simandle stated this could be accomplished through Chief Hamilton.

A system of filing minor subdivision applications was briefly discussed and agreed upon. They will be filed according to the year and the application number; i.e., Mr. Simandle's application is 74-1.

Mayor Barriball reported the receipt of a copy of a letter to Mr. Duckworth dated January 8 from the Ohio E.P.A. regarding the proposed Dairy Queen at 540 Washington St. stating approval of the construction could not be recommended due to unacceptable sanitary service. The writer did advise, however, that an old sanitary sewer in poor condition extended from Chagrin Falls and that Mr. Duckworth could discuss a tie-in with Chagrin Falls Officials providing the poor section is replaced.

Mr. Daniels questioned the status of the proposed Thomas & Thomas development and was told by Mayor Barriball the texts were ready to go to the Geauga County Common Pleas Court.

Mr. Daniels also questioned the status of the proposed sewer system and Mayor Barriball said the Village was waiting for word on Federal Government funds.

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Mr. Anderson inquired as to the status of the new zoning regulations. Mayor Barriball stated Council was waiting for the final copy from Mr. Hinton.

Mr. Briggs reported receiving an aerial photo and approximate 40 page summary of South Russell from the Federal Dept. of Agriculture describing the soil composition of the Village. The map is being color coded as to soil type. Mr. Briggs felt this information would be most helpful in planning the future of the Village.

Chairman Padolik stated the terms of the members of the Planning Board: C. Briggs, thru 1978; C. Daniels, 1977; G. Anderson; 1976; Mayor Barriball, 1975; and R. Padolik, 1975. Mayor Barriball said according to the Ohio Revised Code, members term would be six years.

There being no further business, meeting adjourned at 9:45.

Roy J. Padolik, Chairman

Avis McGuiggan
Avis McGuiggan, Clerk

cc: R. Padolik
G. Anderson
C. Daniels
Mayor Barriball
Council Members
Sol. Dolan
Clerk of Council

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December 19, 1974

8:00 P.M.

19

Members present: R. Padolik, D. Barriball

Chairman Padolik opened the meeting at 8:21 P.M.

Chairman Padolik reported a question was raised by the Village Engineer relative to J. Simandle's subdivision application. After consulting with S. Weiss, Mr. Padolik was advised that the property would have to be physically measured according to Form S-1, Page 3, Paragraph C, Item c. Mr. Simandle was informed of this development and agreed to have the property surveyed.

Chairman Padolik stated he had received a letter from the EPA regarding a meeting to which all interested parties are invited to attend. The meeting will be held at the Fairview Park High School, 4507 W. 213th Street, Fairview Park, Ohio, 44126; beginning at 2:00 P.M., January 3, 1975, and will be concerned with the proposed designation of an areawide wastewater treatment planning agency.

There being no further business, meeting was adjourned at 8:50 P.M.

Roy J. Padolik, Chairman

Avis McGuigan
Avis McGuigan, Clerk

cc: R. Padolik
G. Anderson
C. Daniels
Mayor Barriball
Council Members
Sol. Dolan
Clerk of Council

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Held November 21, 1974 8:00 P.M. 19

Members present: R. Padolik, D. Barriball, C. Briggs
C. Daniels

Guest present: J. Simandle

Chairman Padolik opened the meeting at 8:10. Minutes of October 17 meeting were read and approved.

Chairman Padolik said he had been in contact with Mr. Weiss regarding topography of Mr. Simandle's lot but found none available. However, Mr. Simandle had spoken to Mr. Charles Gdovichin, of the County Health Dept., who stated topography would not be necessary providing Mr. Simandle had drawings made showing the lay-out of the new sewage system as required by Geauga County. Photostats of drawings done by the excavator showing existing lot, proposed house location and sewage system, along with a sewage permit were presented to the Board for their perusal. Mr. Simandle reported signing a document agreeing to put in a new sewage system if the first should prove unsatisfactory. Mayor Barriball stated that Mr. Simandle was also required to sign a document agreeing to tap into the Village sewer system when installed. Mr. Simandle's application was accepted and approved upon receipt of \$100.00 check according to Ordinance 1974-14. Mayor Barriball made a motion granting Chairman Padolik permission to approve Form S-1 providing the Village Engineer made no corrections. This was approved by the members of the Board. The Secretary dated and signed Form S-1 and Mr. Simandle will be notified by the Planning Board upon completion of the Form. Copies of Mr. Simandle's subdivision drawings were left with the Planning Board for filing.

Chairman Padolik reported the receipt of a letter from Mr. Weiss regarding proposed grading changes in Sheerbrook Acres Sublots 9-14. Review of this matter has been postponed until Spring.


Mayor Barriball reported all corrections in the new Zoning Regulations are completed and have been sent to Mr. Hinton for final drafts. There is a motion before Council at this time to waive further public readings of same and if passed, the new Regulations would go into effect early in 1975.

Chairman Padolik reported a Soil Conservation Ordinance was passed by Council and Mr. Briggs explained briefly contents of same.

Mr. Briggs stated he had contacted L. Dolan regarding a possible ordinance concerning well drilling. Board members suggested he continue with this study as such an ordinance would not only be desirable but in some cases critical.

There being no further business, meeting was adjourned at 9:30.

Roy J. Padolik, Chairman


Avis McGuiggan, Clerk

cc: R. Padolik
G. Anderson
C. Daniels
Mayor Barriball
Council Members
Sol. Dolan
Clerk of Council

RECORD OF PROCEEDINGS

Minutes of

PLANNING BOARD

Meeting

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National Graphics Corp., Cols., O. Form No. 1097

Held October 17, 1974

8:00 P.M.

19

Members present: R. Padolik, D. Barriball, G. Anderson,
C. Briggs, C. Daniels

Guest present: J. Simandle

Chairman Padolik opened the meeting at 8:10. Daniels made motion to waive reading of September 19 minutes, seconded by Briggs. All present were in favor.

Chairman Padolik introduced the new clerk, Mrs. Avis McGuiggan to the members of the Planning Commission. She is replacing Mrs. Joan LaRue.

Mr. Simandle showed the members a print of his property which he had had drawn up in Chagrin. He said he needed approval of the Geauga County Health Dept. regarding the fall of the property to insure proper drainage. Mr. Simandle requested permission to obtain the needed topography map through Mr. Weiss rather than the Geauga County. Mr. Padolik said he would look into this matter. After studying the print on hand, the Board reviewed the Subdivision Regulations and Mr. Simandle was given a list of further requirements. These included: 1. a print giving actual location of the existing house; 2. a print giving actual location of the proposed house; 3. a check with the Zoning Inspector; 4. a sketch from the Geauga Health Dept. showing location of proposed well and sewage system. Mr. Simandle said his building would not alter any water courses but to prevent any possible water problems, a pipe would be installed under the new driveway.

Mayor Barriball reported Council had read the new Zoning Regulations at the first public hearing and no resident of the Village was present.

This session adjourned at 9:10.

Roy J. Padolik, Chairman

Avis McGuiggan
Avis McGuiggan, Clerk

cc: R. Padolik
G. Anderson
C. Daniels
Mayor Barriball
Council Members
Sol. Dolan
Clerk of Council

RECORD OF PROCEEDINGS

Minutes of

PLANNING BOARD

Meeting

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National Graphics Corp., Cols., O. Form No. 1097

Held September 19, 1974 8:00 P.M. 19

Members present: Anderson, C. Briggs, Mayor Barriball, Daniels, Padolik

Chairman Padolik opened the meeting at 8:05 and C. Briggs made motion to waive reading of May 16 minutes, seconded by M. Barriball. All present were in favor.

The Clerk said one reply had been received regarding job although party was not resident of Village. After brief discussion, Board decided to advertise for another week and not make requirement that applicant be a Village resident.

Mayor Barriball read Ordinance 1974-14 passed on September 9 by Council. This Ordinance established \$100 Filing Fee for Minor SubDivision Review. Money goes into General Fund and is non-returnable.

Mayor Barriball advised everyone that a Public Hearing will be held September 30 at 7:00 for the purpose of reading New Zoning Regulations.

Mr. Simandle said he has 3.6 acres in Lake Louise and wants to split the lot and build another house in back for himself. Frontage for both houses will be on Ridgecrest. 1.1 acres will be maintained for the present home. New forms were reviewed and Mr. Simandle was advised that duplicate forms would be required from applicant, County Health Dept. and Sanitary Engineer after percolation tests were taken. Mr. Simandle was also advised that the Village will require a letter stating his willingness to abandon septic tank system when sewers become available. Chief Hamilton said he has format of letter available in his office. Mr. Simandle has checked with Building Committee in Lake Louise and no objection has been raised. House will be built in a hill at back of lot and construction is anticipated in the Spring.

Tom Thomas requested signatures on lenin of Phase II of Country Estates. Approval steps were reviewed according to present code. When questioned about recreation area, Thomas said they have just done the clearing. Opening onto Hazelwood and cul-de-sac streets were discussed.

Chief Hamilton was asked about what building and remodeling was taking place in the Village. Since July 1, Hamilton has issued 6 permits; 3 being new homes, others being additions or accessory buildings. A Record Book is kept listing address, date, subdivision, contractor, permit number and fee. Every 60-90 days a copy of the permits issued is given to the Clerk. Hamilton said majority of permits are for additions, family room, enclosed patios, etc. On advice from Solicitor, letter is sent on new housing permits advising they may or may not have adequate sewage facilities. (Mainly concerned with Thomas & Thomas and Dietz' developments)

Padolik questioned permits concerning remodeling such as enclosing a porch or patio. When a Zoning Permit is not required, Hamilton said he does advise the homeowner to obtain a Building Permit from the County. (This refers to panelling a basement, winterizing an existing porch, etc.) Zoning Permits are a flat fee of \$25. Swimming pools and types of fences allowable were discussed. Zoning fees in new Code was commented on.

There being no further business, this meeting adjourned at 9:45.

Roy J. Padolik, Chairman

Joan LaRue
Joan LaRue, Clerk

Padolik
Anderson
Daniels
Mayor Barriball
Council Members
Sol. Dolan
Clerk of Council

RECORD OF PROCEEDINGS

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PLANNING BOARD

Meeting

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National Graphics Corp., Cols., O. Form No. 1097

Held

May 16, 1974

8:00 P.M.

19

Members present: Daniels, Anderson, C. Briggs, Mayor Barriball, R. Padolik

Guests present: T. Vild

Mayor Barriball made motion to waive reading of April minutes, seconded by Anderson. All members were in favor.

Chairman Padolik announced work session with Council at Town Hall on June 6 at 8:00. Purpose of meeting is to review Zoning Ordinances and Codification. Legend is the only thing being changed on zoning map. Members are to read final zoning draft and compare with notes previously made so that the zoning ordinances can be finalized and passed during the summer.

Mention was made of a large cement block building under construction and whether or not such construction was allowable under zoning code. Accessory and detached buildings in residential areas were discussed at length. Mayor Barriball questioned the need for a sliding scale pertaining to the number of accessory buildings in relationship to the size of lot.

Chairman Padolik said he received a call from Bob Richert who has architectural business adjacent to shopping center property on 422. Mr. Richert asked about zoning regulations pertaining to side yard clearance, parking and set-back requirements. Mr. Tom Vild said there are two pieces of property involved and there is not sufficient parking area in front and the intention could be to put a parking lot in back. There has been no formal requests made to the Village but Mr. Vild and others of Rolling Ridge are interested in keeping informed as to what the intended use of the two lots might be.

After brief discussion on summer meeting schedule, Mayor Barriball made motion that Planning Board will not meet during the months of June, July and August unless so notified by Clerk that some business was on the agenda; seconded by C. Briggs. Roll call all in favor.

Mayor Barriball asked the members of the Board to give some thought regarding creation of an architectural board so this possibility could be discussed at a future time.

This session adjourned at 9:15.

Roy J. Padolik, Chairman

Joan LaRue
Joan LaRue, Clerk

Held R. J. Padolik, Presiding

April 18 1974

Members present - Anderson, Daniels, Mayor Barriball, Padolik

Guests - R. Duckworth, Jack Curtis

Chairman Padolik opened the meeting at 8:15. Daniels made motion to waive reading of March 21 minutes, seconded by Mayor Barriball. All voted in favor of motion.

Mr. Jack Curtis presented drawing sketch for desired Brazier Queen to be located where Duckworth & Duckworth business office is on Route 422. The accounting office will remain but the rear garage building will be torn down. The building under consideration is to be 63 x 28 with possibility of full basement under entire building. The plans drawn are specifically for that lot because said lot is narrower. Brazier will run the operation themselves probably on a year round basis as they no longer accept 6 mos. franchise.

Padolik said the lot is zoned commercial and would be permitted if certain other specifics are followed. The building must have 75 ft. frontage at building line which is 100 ft. back from property line; side yard none unless abutting residential area or side street; rear yard must be 15 ft. minimum; maximum height not to exceed 2 stories or 35 feet. For the parking, 1 space must be provided for each 4 seats in the restaurant, 1 parking space per employee during peak shift and 1 parking space for 300 sq. feet of floor area. Mr. Duckworth said he has contacted Chagrin solicitor about water and sewage. The lighting is not to cause annoying glare reflected towards any buildings or streets. Present sign restrictions allow illuminated but not flashing sign and not to exceed total area of 25 sq. feet. There is to be no sign or billboard mounted above roof line nor can sign occupy more than 50% of total acreage. Mayor Barriball said most signs in Village do not conform to the ordinance as originally written but restrictions are better spelled out in new ordinances. The ownership of the property was questioned so that possible development of land to the back would not create a problem with easements. Anderson questioned traffic flow in and out for safety purposes since two businesses would be in operation. Sidewalks were also discussed also water run-off from blacktop driveway. Padolik asked that Planning Board receive plot plan showing buildings with dimensions and recorded survey from Geauga records showing meets and bounds. Plot plan should also show adjacent buildings, exterior lighting and building elevations. Mr. Duckworth will notify clerk to be put on an agenda when all information is complete.

There being no further business, this meeting adjourned at 9:30.

R. J. Padolik, Chairman


Joan L. LaRue, Clerk

cc: Padolik
Anderson
Daniels
Mayor Barriball
Council Members
Sol. Dolan
Clerk of Council

April 1, 1974

A. R. Mays, Attorney
c/o Thomas & Thomas
139 Bell Street
Chagrin Falls, Ohio 44022

Dear Mr. Mays:

Enclosed are copies of Planning Board Minutes from January 21, 1971 through December 20, 1973.

At present time, So. Russell Village does not have a comprehensive plan and therefore are unable to comply with your request.

Very truly yours,

Joan L. LaRue, Clerk

jl
encls.

cc: Sol. Dolan
Mayor Berriball

RECORD OF PROCEEDINGS

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PLANNING BOARD MEETING

Meeting

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National Graphics Corp., Col., O. Form No. 1097

Held R. J. Padolik, Presiding March 21 1974

Members present: Daniels, C. Briggs, Padolik, Mayor Barriball

Guests: A. Gregory, Barb Christian

Chairman Padolik opened the meeting at 8:15. Minutes of January 17 were read and motion by Daniels seconded by Briggs to accept January 17 minutes.

Thomas & Thomas application was discussed regarding appeals to Zoning Board. Padolik commented on the lack of information originally submitted with the application in November, 1973 and said that Planning Board had also asked for report on water supply. Padolik questioned legalities of by-passing Planning Board and Council but Mayor Barriball said Sol. Dolan had advised procedure was possible. Daniels questioned ownership of the 153 acres and asked how anyone except the owner could request rezoning. Mr. Gregory asked whether or not complete plans were submitted with the application to Inspector Hamilton. It was noted the application had to be rejected because Inspector Hamilton cannot rezone property. Padolik restated and emphasized that the Thomas & Thomas Application was circumventing all established procedures and that Planning Board was still waiting for the information asked for last October on water study and the missing section of the map. Mayor Barriball emphasized that the Board of Appeals is a judicial body and should not be influenced in any way and that all facts will be presented on April 16.

Padolik questioned progress of Mezi Application. Mayor Barriball said the public hearing was March 18 and Council will now have to render a decision. Council's decision will determine whether or not they will appeal.

Padolik said he had tried to contact Hinton about receiving copies of revised zoning ordinances and revised SubDivision Regulations. Mayor Barriball said the Village is waiting for the preamble to be written in. The cost of charging for copies of SubDivision Regulations and Zoning Ordinances was discussed. At this time, Padolik said he felt Village should charge cost of reproduction which he will check with Hinton.

Procedure for enacting Zoning Ordinances was discussed. Mayor Barriball said the Engineer has updated zoning map and the only change will be the property on 422 owned by Methodist Church. Commercial property will be definitely outlined by dimensions. Planning Board can recommend to Council they take new zoning regulations, set up public hearings and at same time draft a resolution from Planning Commission recommending that prompt action be taken. Thursday, March 28 was tentatively set for drafting resolution providing copies of Zoning Ordinances were available for proofreading prior to that date. Application forms and number system to be used by Zoning Inspector and Clerk was discussed.

Voting mechanics used by Planning Commission were discussed. Since Planning Board is an advisory body, Daniels suggested a simple majority vote should be sufficient in making a decision. A quorum is composed of three of the five members present and a majority vote will settle any issue. The chairman can break a tie. A motion establishing voting rules for Planning Commission was made by C. Briggs, seconded by Daniels. All voted in favor; motion passed.

Padolik questioned status of sewers in the Village. The mayor said the Village was progressing with the project.

There being no further business, meeting adjourned at 9:45.

R. J. Padolik, Chairman

Joan LaRue, Clerk

cc: Padolik
Anderson
Daniels
Mayor Barriball
Council Members
Sol. Dolan
Clerk of Council

RECORD OF PROCEEDINGS

Minutes of

Meeting

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National Graphics Corp., Col., O. Form No. 1397

Held

March 28 1974

SPECIAL PLANNING BOARD SESSION

19

Members present: Mayor Barriball, Briggs, Padolik

Others: Hinton, Sol. Dolan, C. Sutcliffe, Harvey, C. Carpenter

From 8:00 to 10:30 P.M. a work session was held on Zoning Code.

At 10:30 P.M. the special session of Planning Board was called to order.

It was agreed by those present, that the Zoning Code had now been thoroughly reviewed and corrected to everyone's satisfaction.

Moved by C. Briggs that Planning Board recommend to Council adoption of the new Zoning Code, seconded by Mayor Barriball. Roll call ayes all, nays none; motion passed.

This special session adjourned at 10:45 P.M.

R. J. Padolik, Chairman

Joan LaRue, Clerk

- cc: Padolik
- Anderson
- Daniels
- Mayor Barriball
- Council Members
- Sol. Dolan
- Clerk of Council

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PLANNING BOARD

Meeting

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National Graphics Corp., Cols., O. Form No. 1097

Held 8:00 P.M. R. J. Padolik, Presiding January 17 19 74

Members present: Daniels, Anderson, C. Brigg, Mayor Barriball

Guests: T. Vild, A. Gregory

Motion was made and unanimously accepted to waive reading of December, 1973 minutes. Chairman Padolik welcomed C. Daniels, G. Anderson and C. Briggs as new members to Planning Board and said the Board has experienced more interest in the development of So. Russell than at any time previously. Padolik briefly outlined the functions of Planning Board as being primarily the development, planning and regulating the Village to the best interests of the residents. Padolik used zoning map to point out various districts of zoning within the Village boundaries. (i.e. Commercial, residential, Town House). The duties of the Zoning Board of Appeals were also explained.

Anderson asked about inlaw suites being added to an existing house or whether or not coach-houses were permissible. Mayor Barriball said once a kitchen is added, it becomes a duplex or double and not allowable in our present codes. Coach-Houses are also not permissible.

Padolik stressed Planning Board does not make any variances or issue any building permits.

Mr. Ted Sheldon from Thomas & Thomas asked Planning Board permission to change the angle of a house for Sublot 19 in Country Estates. Because of the unusual size and dimensions of the lot, one section of the house is set back 70 feet from the right of way while another corner of the house would only be 50 feet back. Mr. Sheldon was told the angle of the house was not of particular concern to the Village as long as set back, side yard clearances and rear yard clearances were within the requirements but since the set back on Sublot 19 is not with the regulations, a variance would be needed and he should contact the Zoning Board of Appeals.

Rezoning request from Mezi Lumber Company was reviewed. Property is now zoned residential and located next to Gravely. Application was read regarding intent and purposes. The need for 120 parking spaces was questioned. Daniels questioned the septic tank ban and what effect the ban would have on Mezi Lumber. Anderson asked if something else would be marketed to alleviate the sewage problem, what would happen. Barriball said local regulations take precedent over County. The So. Russell ban is literally against on-site sewage systems be it transpo-vaporators, chlorinators, etc. Daniels questioned possibility of rezoning back but Mayor Barriball said it would be difficult to rezone back to residential. The Mayor expressed concern over the depth of the property leading to possibility of various out-buildings to the rear. For the purposes of advising the new members of the Board, Mr. Gregory said the current operation of Mezi Lumber Co. on West 25th St. is one story building on 7/8 acre utilizing 6,500 sq. ft. with several storage sheds. Padolik emphasized the application is for rezoning only and the applicant is not bound at this time to submit information on type of building, architecture, etc. Barriball said once commercially rezoned, the Village no longer has any say to inspections. Daniels said once application for rezoning is granted, doors are open for further commercial development. Padolik commented that the Application does not conform with planned development for So. Russell and extends commercial area to lower classification. Daniels then made motion that the application be sent to Council with the recommendation that Council not grant a rezoning change and property remain residential; seconded by Anderson. Roll call vote all ayes; motion carried.

Padolik said no further information has been received regarding the Thomas & Thomas application while Briggs said he was informed T & T feels application will be turned down and is preparing for Court. Padolik said regardless of the outcome, application must still come before Planning Board.

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National Graphics Corp., Cois., O. Form No. 1097

Held

19

Mayor Barriball informed Planning Board of standings with Hinton regarding payment and what is to be done from here on and advised Board members they will receive copies of SubDivision Regulations and draft of zoning ordinances.

This meeting adjourned at 10:00 P.M.

R. J. Padolik, Chairman

Joan LaRue
Joan LaRue, Clerk

cc: Padolik
Anderson
Daniels
Mayor Barriball
Council Members
Sol. Dolan
Clerk of Council

SOUTH RUSSELL VILLAGE

CHAGRIN FALLS, OHIO

44022

PLANNING BOARD MINUTES

DATE: November 15, 1973

TIME: 8:00 P.M.

Members present: Padolik, Ettinger, Mayor Barriball, Atkinson
Guests: L. Lodwick, Mr. & Mrs. Burwell, B. Vogt, A. Gregory, C. Briggs, C. Carpenter,
R. Lever, J. Cirino, E. Kolberg, A. Jacobs, J. Powell, W. MacLaren

Chairman Padolik called the meeting to order and asked that minutes of Oct. 29 be read. Motion to accept the minutes was made by Mayor Barriball and seconded by Atkinson. Roll call all eyes.

Under old business, Padolik said Planning Board had not had an opportunity to review the application from Thomas & Thomas and would do so at this time even though information on the test wells drilled and a missing sheet of the application had not been received. The audience was invited to review the application and ask any questions. C. Carpenter asked if any information was submitted on drainage. Padolik said drainage was considered by the Village Engineer and emphasized that the application is for rezoning only and that Thomas & Thomas could have an entirely different set of plans from that being shown now. Mr. Burwell said the map Thomas & Thomas worked from is obsolete compared to the one he has which is 3 weeks old. Descriptions do not seem to coincide. Mr. Lever said that boundary lines on 2 strips of land had been changed sometime ago by Mr. Fencil and questioned whether the change affected adjacent properties. Mrs. Jacobs, Rolling Ridge said the legal descriptions from the County seem a small point to hassle over since the "meets & bounds" are described. Lever commented that proper lines are important when certain acreage requirements are considered. Mr. Gregory asked if the Village would notify the School Board when considering a zoning change. Padolik replied that all property owners adjacent to the one being considered would be notified and notices would be published in the papers. Burwell questioned who owns a section on NE corner of school property shown on Thomas & Thomas map. Mr. MacLaren - Rolling Ridge; mentioned density which appears to be greater than requested on the application. Mr. Lever commented that could be offset by the amount of "green area". Padolik again emphasized Thomas & Thomas is interested in rezoning only and that Council and Planning Bd. are not dwelling on the layout plan at the present time. When and if rezoning is accomplished, Thomas & Thomas would again come back and would have to conform to SubDivision Regulations regarding multi-family, drainage and other aspects outlined in our Regulations. Padolik noted that the 44 acres to be commercial area extend beyond our present commercial district. Mr. Kolberg commented on availability of water in considering rezoning and since water studies have not been submitted, does not see how further consideration can be given. Mr. Burwell asked if Planning Board could send the application to Council recommending changes based on Citizen's Advisory Committee in maintaining a residential area. Furthermore, since a Comprehensive Plan is being developed, could Planning Board say Thomas & Thomas does not conform to the desires of the Village and therefore not approve rezoning. Council, according to Burwell, should have the same approach and not approve rezoning. The Developer would then have to seek a Court Order allowing a substantial time elapse.

Padolik said Planning Commission must send a recommendation to Council and not always do all 5 men on the Board agree but a majority vote would rule. Padolik said he is not thinking of the Comprehensive Plan in considering Thomas & Thomas application but present zoning map and zoning regulations; also water and present population to support a shopping area. In any issue, it is not possible to get 100 % for or against something.

✓ Mayor Barriball pointed out error on application requesting change of 44 acres of multi-family to commercial. The 44 acres is not multi-family but rather zoned single family. Mr. Gregory said he never envisioned seeing commercial property across from what is now Chagrin Lakes. Gregory noted that Sugarbush residents as well as Chagrin Lakes people would be affected. C. Carpenter said it appears the Thomas & Thomas proposal is to large for the Village.

Mrs. Jacobs questioned what a proposal like Thomas & Thomas would do to the enrollment of the schools. Padolik commented that single family units develop more children than condominiums. Sewer expansion was then discussed.

Mr. Gregory asked if Council could reverse its decision on rezoning. Mayor Barriball said that it is most difficult to rezone to a higher classification. Residential is considered highest class.

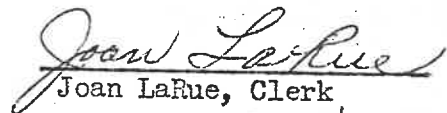
Mrs. Lodwick asked if Village can close the door on further development and maintain residential status and also if Planning Bd's recommendations to Council were based on a personal level or what the public wants. Mayor Barriball explained procedural methods regarding advertising and a public hearing at which time all residents have an opportunity to speak their wishes. He said the residents should also feel free to contact their councilmen. The mayor said there has been more citizen participation in the last 4 mos. than in the 10 yrs. he has been in public service. C. Carpenter said the Public Hearing to consider the largest budget submitted was attended by 1 outsider. Mr. Burwell said he felt residents will be well represented at future meetings of Council and Planning Bd.

The Clerk asked that a method be incorporated for being put on an agenda and also to inform the citizens of what actually is on the agenda thus eliminating phone calls pertaining to misinformation. The Mayor suggested that to be put on the agenda, the Clerk must be contacted the Monday before the regularly scheduled Planning Board Meeting. The Clerk could then post the agenda outside the Town Hall. The mayor will check with the Solicitor about notices being put in the paper.

Padolik said he was advised that the Planning Bd. can have closed work sessions as long as no decision is made. Padolik said the public is openly invited to attend all Planning Board meetings but asked if the citizens would have 1 or 2 spokesmen when actively participating so that order could be maintained.

This meeting adjourned at 10:00.

R. J. Padolik, Chairman


Joan LaRue, Clerk

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

SOUTH RUSSELL VILLAGE

CHAGRIN FALLS, OHIO

44022

PLANNING BOARD MINUTES

Date: October 29, 1972

Time: 9:00 P.M.

Members Present: Padolik, Ettinger, Mayor Barriball, Atkinson, C. Taylor
Guests: Citizens Advisory Committee, Herb Farrow, Thomas & Thomas

Chairman Padolik opened the meeting and asked that minutes of October 18 meeting be read. C. Taylor said filing date of Oct. 18 for Thomas & Thomas application should be stricken from the minutes because the Solicitor has advised the 30 days do not begin until Planning Board feels complete information has been received. Motion to accept minutes with correction were made by Atkinson, seconded by Ettinger. Roll Call, all ayes.

Padolik welcomed citizens to special Planning Board meeting and said that basically three things were taken into consideration at the Board's work session; 1) rejecting the URAP Comprehensive Plan on the basis that it is not responsive to the So. Russell Village interests for future growth, 2) Terminate the services of URAP without loss to the Village of the information and data presented in their proposed comprehensive plan; 3) Prepare an "Environmental Infra-Structure Analysis" of the land area of South Russell Village. The three items were recommended by the Citizens Advisory Committee. Padolik stressed that much time had been spent with Hinton in trying to develop a Comprehensive Plan. C. Taylor then made motion that Planning Board recommend to Council that Mr. Hinton's present Comprehensive Plan be rejected and that he be asked to submit a new plan based on 1) facts; namely water supply and sewage study; 2) desire of the people of the Village; 3) reasonable development of a small area such as So. Russell. Mayor Barriball commented that URAP should be given chance to prove capabilities to the Village but added should the Village find that Mr. Hinton is incapable of giving the information asked for, So. Russell would then seek outside help. C. Taylor said Council will also have to decide if further expenditures are needed. The original motion was then seconded by Ettinger with roll call vote all ayes.

✓ Padolik said in reviewing the application from Thomas & Thomas, Bd. would like all information on the water study results. Mr. Mays said application did not require it but they will provide. Padolik said the shopping area shown on the drawings was not the same as presented in a previous meeting. Elevation shows mall whereas previous concept was separate buildings in open type area. Mr. Stockich was under the impression that the pictures shown at the previous meeting were to show elevation only but that they were to be attached because of weather conditions in this area. Planning Board did not have the same understanding. When questioned about the number of units in the shopping area, Mr. Stockich said the entire complex would not be built at one time but only as tenants become available. C. Taylor asked what would happen if, after a dozen stores were open, no more tenants were available. Would that not leave a "dead" open space? Mr. Stockich said proper planning would not lend to vacancies. Padolik questioned the density requested since the application requests 6 per acre and a breakdown of the figures submitted indicates density ratio of 4.29. After viewing the information, Mr. Stockich said a complete sheet was missing. C. Taylor said we must have all information before submitting to Engineer & Solicitor. Padolik advised no further action could be taken.

Chairman Padolik said the application from Pet-Tel does comply with our present zoning although the Board feels a buffer zone is needed between Pet-Tel and neighboring resident. Mayor Barriball mentioned the septic tank ban in that area. C. Taylor made motion that a letter be sent to Mr. Farrow advising zoning requirements do conform with copies going to Geauga Bldg. Dept., Sanitary Engineer & Ohio EPA. Mr. Farrow said he was aware of the ban and felt the buffer area would be automatic and so indicated on drawing. The motion was seconded by Atkinson with roll call vote all in favor.

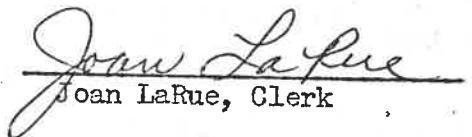
Mr. Burwell questioned why motion to refer plan back to Hinton. C. Taylor said he feels Hinton should be given the chance to do what So. Russell wants based on the Citizens Advisory Committee recommendations. Burwell said the Advisory Committee would like to participate at future meetings and work with Planning Bd. in developing a Comprehensive Plan. Mayor Barriball again emphasized that Mr. Hinton should not be judged without giving him an opportunity to speak. If Hinton incapable of giving the Village information wanted, the Village will and can go elsewhere. Mr. Cotesworth questioned whether Hinton will be able to do the job within lines of existing contract and asked if Planning Board recommend that the Citizens Advisory Committee work with Hinton. The Mayor said he hopes Hinton could do the job within the scope of the existing contract but the Solicitor will advise. Mr. Gregory wished to correct the inference that the Citizens Advisory Committee represents only 7 individuals. He said it represents many hundreds or about 33% of the Village residents. Doug Bannerman, Circle Drive commented that people were eager to contribute towards costs incurred by the Advisory Comm. and that fact alone should tell the Village how the people of the area feel. Mr. Burwell asked Mr. Lowe if citizens can attend any closed sessions as he (Burwell) feels the Board is not responsive. Mr. Lowe will check the legalities and get back to Mr. Burwell. C. Taylor said the only reason for a closed work session was for brevity and to get something done. Mr. Cotesworth said he would like to see meetings & work sessions open even if the observers were not permitted to have a say. Mr. Briggs said he has praised Council but does not particularly agree with giving Mr. Hinton a second chance. Mrs. Lodwick, Lakeview Lane, felt residents made desires known at Public Hearing 2 yrs. ago at Gurney School when Thomas & Thomas made a request and feels Village Officials are ignoring the residents desires in developing vacant land. Harry Slep feels residents moved here for the semi-rural community and want Council and Planning Bd. to see that the rural atmosphere is maintained. Walter Flom asked if one person from the Citizens Advisory Committee could sit on Planning Bd. to help keep communications open. Mayor Barriball emphasized that Council, Planning Bd. and the residents all have one goal in mind, that being to develop a Comprehensive Plan everyone can live with.

Mr. Burwell asked for clarification of Hinton's job and whether or not he was responsible for Codification of Ordinances. C. Carpenter explained the Codification which is not to be confused with Hinton's job as he is not involved.

Mr. Cotesworth said he was concerned about the water studies regarding draw on the existing wells especially on a project as large as the one contemplated by Thomas & Thomas. C. Carpenter reminded everyone that the rezoning of land lies in the hands of Council.

There being no further business, this meeting adjourned at 10:40.

Chairman Roy Padolik


Joan LaRue, Clerk

cc: Padolik
Ettinger
Atkinson
Mayor Barriball

C. Taylor
Sol. Dolan
Council
File

RECORD OF PROCEEDINGS

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Minutes of October 18, 1973

PLANNING BOARD

Meeting

national
graphics

National Graphics Corp., Cols., O. Form No. 1097

Held 8 P.M. R. J. Padolik presiding 1973

Members present: Padolik, Ettinger, Mayor Barriball, Atkinson, C. Taylor
 Guests: Citizens Advisory Committee, Herb Farrow, Doug Luke, Thomas & Thomas

Chairman Padolik called the meeting to order. Motion to accept minutes of Sept. 20 correcting spelling of Stockich and changing date of Oct. 22 to Sept. 24 made by Mayor Barriball, seconded by C. Taylor. Roll call vote all ayes.

Chairman Padolik called upon Jerry Burwell, Chairman of Citizens Advisory Committee to give report on findings and recommendations regarding Comprehensive Plan before Council. The entire report was read and copy is attached to the original minutes of this meeting.

Padolik then asked Mr. Burwell to elaborate on what "Environmental Infra-Structure Analysis" contains. Burwell stated it essentially means termination of a given plot of land; what the nature of the land is down to bedrock and the nature of the water supply within a given parcel of land. Aerial overflights are used to map an area and infra-red photography is verified by on-sight geology.

C. Taylor questioned cost of getting such information by Mr. Estrin. The "Environmental Infra-Structure Analysis" would cost between \$2500 & \$3000 based on use of existing data. A final development of a Comprehensive Plan would cost an additional \$3000 to \$5000 which would include review of Sub-Division Regulations. C. Taylor commented on the contract with URAP. Also thanked the Committee of Citizens for long hard work in doing a good job.

Padolik said in considering a Comprehensive Plan for the Village, Planning Board does not intend to change zoning. Padolik explained that everyone requesting a zoning change is questioned on water, drainage, sewage, density, traffic & taxes. Padolik emphasized that a Comprehensive Plan works in conjunction with Zoning Ordinances and is a tool only to plan for future development in So. Russell.

Mr. Burwell stated that the basic disagreement on the proposed Comprehensive Plan is the fact that the plan assumes adequate water & sewage facilities. The Citizens Committee feels Comprehensive Plan should be based on facts and capabilities of land. The petitions indicate residents in Village would like to maintain residential area. Padolik said the Board has considered best land usage and at least have looked at a spot for multi-family housing if needed. Mr. Burwell pointed out various shopping areas close to So. Russell. Padolik mentioned traffic problem at Rt. 306 and said that it will always exist regardless of what is done with corner property.

Mr. Chas. Briggs stated the Comprehensive Plan by Hinton is based on the assumption that water and sewers are all available while the Citizens Committee has based their report on facts.

Mayor Barriball publicly thanked Committee for excellent job on report which will be beneficial to Planning Commission and Council.

Mr. Ed Erickson-Attorney from Akron engaged by the Citizens Committee said he has reviewed the Zoning Ordinances, Sub-Division Regulations and the proposed Comprehensive Plan and that the Village is to be commended on undertaking the job of guiding future development in the Village. He said Comprehensive Plan 1.) Needs support of citizens of the Village 2.) should show community objectives 3.) before adopting should be aware of water, sewage, cost, impact on police & fire services, & schools.

Mr. Burwell said the Committee feels Village should pay for the information submitted by Hinton but Comprehensive Plan should be rejected. Action should then immediately start on developing a new plan.

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C. Taylor asked if the Committee found any data on requirements for a city versus a Village to provide fire protection. Mr. Erickson said legally he was certain a city as well as a village could contract with adjacent areas for protection.

Chairman Padolik asked if it would be possible to make the changes the Citizens recommend by amending the present proposed Comprehensive Plan without hiring another planner. Mr. McCarthy felt it would be impossible because the Citizens Advisory Committee does not feel plan by Hinton is based on facts. Mr. Burwell feels more data is available and should be used in developing a Comprehensive Plan and that the Village should spend the money to get all the facts.

After further discussion, C. Taylor made motion that Planning Board recommend to Council that no further action on the proposed Comprehensive Plan be taken until Planning Commission further meets and studies the recommendations made by the Citizens Advisory Committee, seconded by Atkinson. Roll call vote, all ayes, motion carried.

Mr. Herb Farrow introduced Doug Luke to explain application for Pet-Tel. Application has been made for SW side of Bell and Rt. 306. Frontage on Bell is 125 ft. and frontage on Rt. 306 is 208.43 ft. Mr. Luke said Pet-Tel is a service business for animals; boarding, grooming, etc. It is a totally enclosed facility which is air conditioned and heated. Pet-Tel has a successful operation in Columbus, Ohio now. When asked what led Pet-Tel to So. Russell instead of across from Tanglewood, Mr. Luke said size of lot, price of land and high income of residents in and around surrounding area. Mr. Briggs questioned sewage situation, color of building and sign for establishment. Mr. Luke said the building could be white; solids are carted away by a disposal business on a contract basis. The building would be 7,200 sq. ft. and have 2 to 3 full time employees. Could handle as many as 150 animals. Mayor Barriball asked if a change in style of structure would be considered. Mr. Luke said they would rather not make any changes from a financial point. Someone would be on duty at all times.

Councilman Carpenter asked what the building could be used for should the business be a failure. Mr. Luke said possibly offices.

Ron NewHouse-Lakeview Lane- felt Pet-Tel was a good idea and the location picked is good.

Padolik mentioned septic tank ban and said that Planning Board would review all information and advise on application.

Thomas & Thomas asked that Planning Bd. review their application and have recommendations ready for Council on November 12. The Board pointed out 30 days can be taken for a decision from the date of filing. Actual date of filing for the application is tonight, October 18. Thomas & Thomas were advised that an extension may be asked for if additional information is required.

MONDAY, OCTOBER 29 at 7:30 has been set for a special work session by Planning Board followed at 9:00 by a Special Meeting open to the public.

Meeting adjourned at 10:10 P.M.

Chairman Roy Padolik

Joan LaRue
Joan LaRue, Clerk

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