

BRATENAHL VILLAGE  
411 BRATENAHL ROAD  
BRATENAHL, OHIO 44108  
(216) 383-0468

PLANNING COMMISSION MEETING  
JANUARY 25, 2023  
5:30 p.m.

VIKKI BROER, CHAIRPERSON,  
JOYCE BURKE-JONES  
DONNA BLOOM-SCHWARTZ  
RAY NEGRELLI  
BRAD TURNER

Transcribed by: Lorraine J. Klodnick, RDR, CRR

3

1 MR. SABO: I'm Steven Sabo, S-A-B-O.  
2 First name is Steven with a V, and I'm the owner  
3 of the property.

4 CHAIRPERSON BROER: All right. What  
5 would you like to tell us about your deck?

6 MR. MACRAILD: So this is a really great  
7 opportunity for Steve and his wife, Bobby, to  
8 renovate an existing deck, which is currently a  
9 two-story kind of two-level deck on the back of  
10 their house.

11 What they would like to do is make their  
12 lives a little bit easier, eliminate the  
13 two-level portion of that, raise the existing  
14 portion to create one flat level, and then add a  
15 little bit onto it to just create kind of a nice,  
16 squared-off version of it. It's on the back of  
17 their house within the property.

18 I think one of the things that should be  
19 noted, as we started to look through some of the  
20 existing photographs, is that we're really not  
21 changing too much. All right? It's about trying  
22 to refine it. It's about trying to make it more  
23 opportune for the homeowners to use.

24 I think some of the images that we show  
25 here do a good job of showing what it is existing

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1 CHAIRPERSON BROER: It's 5:30 and I'm  
2 going to call the meeting to order. We've got  
3 Broer, Bloom-Schwartz, Burke-Jones, Negrelli, and  
4 Brad Turner. The mayor is out of town.

5 Could I have a motion to approve the  
6 minutes as distributed?

7 MR. TURNER: I'll move that.

8 MS. BLOOM-SCHWARTZ: Second.

9 CHAIRPERSON BROER: All in favor?

10 Ayes: 4. Nays: 0. Abstention: 1.

11 MR. NEGRELLI: I don't think I should  
12 vote because I was on the other side.

13 CHAIRPERSON BROER: All right. So  
14 Negrelli abstains.

15 MR. NEGRELLI: Thank you.

16 CHAIRPERSON BROER: So that was passed  
17 with one abstention.

18 Old business, none. New business,  
19 Haskell Drive deck renovation, 123.

20 We're recording the meeting because we  
21 don't have our court reporter here tonight, so if  
22 you could state your name and spell it and then  
23 go ahead and present.

24 MR. MACRAILD: Matt MacRaild,  
25 M-A-C-R-A-I-L-D.

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1 and how even off of Coit Road it's really well  
2 concealed and that's going to remain.

3 One of the things that we are looking to  
4 do in addition to the deck is actually redo some  
5 of the landscaping around the base of the deck so  
6 that as this thing is at the floor level of their  
7 first floor, we're looking to try and make sure  
8 that there's nothing underneath.

9 Again, we're seeing greenery if you're a  
10 neighbor and we're seeing greenery if you're  
11 passing down Coit Road. So that's really the  
12 main goals of the project, to make it more  
13 livable and to make it beautiful.

14 So we've gone through and looked at a  
15 few other decks in and around some of the  
16 neighbors, with the neighbors' approval, just  
17 being able to look at other opportunities where  
18 this has been done showing that we aren't setting  
19 a precedent. We're actually working within that  
20 precedent.

21 As we look at the site plan, our new  
22 deck is approximately 389 square feet as opposed  
23 to the 278 square feet that the existing deck is.  
24 And that's well within the city -- Village of  
25 Bratenahl's codes for rear deck or rear yard

1 building. So I think that we fit within that as  
2 well.  
3 We're abiding by all of the setbacks per  
4 the code, so at the end of the day we're really  
5 trying to show that we're being as thoughtful and  
6 respectful both to the neighbors and to the  
7 village as we can be.

8 I think page 8 you start to see what the  
9 existing conditions are: A two-level deck that  
10 we'll be removing. And if you flip through, page  
11 9 shows that we're going to be removing the lower  
12 portion of the deck, we'll square it off, and  
13 then our footprint of our new proposed deck  
14 you'll see on page 11.

15 As we get into page 12, you start to see  
16 what the actual deck is going to look like. We  
17 do have an access gate underneath because at the  
18 end of the day we live in Cleveland. You're  
19 going to get leaves. There's just things that  
20 we're going to need access to, so we want to  
21 think about that. But in doing so, one of the  
22 things that we're trying to do is make it  
23 concealed. We want it to look as if it was  
24 intentional and be part of that.

25 That's, again, part of the thought  
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1 process that we've had, which you can see on the  
2 next sheet, page 13, shows that it looks -- it  
3 works, you know, very well, concealed. You don't  
4 know where the gate itself is. We've got, and I  
5 can share it with you, some samples of the type  
6 of railing that we're looking at utilizing as  
7 well as the deck material itself.

8 So all of this will look and work kind  
9 of in a cohesive nature to ensure that we've got,  
10 you know, a deck that is really proud for the  
11 village to be a part of or to be part of the  
12 village here.

13 CHAIRPERSON BROER: Great. Kristin, do  
14 you want to --

15 MS. HOPKINS: Certainly. You have my  
16 memo. As it was stated, it complies with all the  
17 regulations. It's in the PRD. And interestingly  
18 enough, the deck that we're removing was approved  
19 by the planning commission in 2016 or so. And  
20 basically because it meets all the parameters of  
21 the PRD requirements and setback, it's fine. And  
22 as noted here, it's not an amendment to the final  
23 development plan, so it does not require approval  
24 by Council.

25 CHAIRPERSON BROER: And it has been  
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1 approved by the HOA and Architectural Review?

2 MR. MACRAILD: Right.

3 CHAIRPERSON BROER: Are there questions  
4 from the commission?

5 MR. NEGRELLI: Not one. Very nice  
6 presentation.

7 CHAIRPERSON BROER: Would somebody like  
8 to make a motion to approve the deck as  
9 presented?

10 MS. BURKE-JONES: I so move.

11 MS. BLOOM-SCHWARTZ: I'll second.

12 CHAIRPERSON BROER: All in favor?

13 Ayes. 5. Nays: 0.

14 CHAIRPERSON BROER: Opposed? None.  
15 Thank you very much.

16 MS. BLOOM-SCHWARTZ: I think you should  
17 have a picnic and have us all over.

18 MR. NEGRELLI: Is this what they call  
19 engineered?

20 MR. MACRAILD: Yeah. It's a composite.  
21 It's a plastic. There are two major  
22 manufacturers. TimberTech is one and then Trex  
23 is the other one that you'll hear referred to  
24 sometimes, but they're fundamentally the same  
25 type of thing, just a polymer composite.

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1 CHAIRPERSON BROER: Just one note for the  
2 record. The agenda says 123 Haskell Drive. It's  
3 actually 123 Hampton Court.

4 Okay. 11 Hanna Lane. All right. State  
5 your name and relationship.

6 MR. GOMILLION: My name's Mike  
7 Gomillion. I'm Steve's brother. I'm here to  
8 represent Steve and Peggy Gomillion, as needed.

9 CHAIRPERSON BROER: All right. Since  
10 you are the representative and maybe, Kristin,  
11 we'll start with you.

12 MS. HOPKINS: So, again, you have my  
13 memo and this is an interesting parcel in the  
14 Hanna PRD. It's at the corner of Hanna Lane and  
15 East Hanna Lane, so it's long and narrow-ish. It  
16 also is abutting the common open space on two of  
17 the sides, the two sides that are not abutting  
18 the street.

19 According to the plat that was approved  
20 back originally, there are no setbacks in the  
21 rear of the two side lot lines that abut the open  
22 space. There's only the front setback from the  
23 street.

24 In general, the house complies, except  
25 for the protrusion of the garage into the open --

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1 I'm sorry, into the front setback near the  
 2 southeastern lot line.  
 3 From what I have seen in the past, this  
 4 is a condition that the planning commission can  
 5 approve. It would be something, though, that  
 6 would go to the council, village council, as an  
 7 amendment to the plan. So that is at your  
 8 discretion to consider whether or not to make  
 9 that deviation from the 20-foot setback.  
 10 CHAIRPERSON BROER: So how far does it  
 11 extend into the 20-foot setback?  
 12 MS. HOPKINS: So do you have the  
 13 original -- or do you have the plan? So the  
 14 corner, the lower right-hand corner as you're  
 15 looking at the plat, as you're looking at the  
 16 site plan, that is the corner of the garage. So  
 17 the line that intersects with the 20-foot  
 18 setback --  
 19 CHAIRPERSON BROER: Here is the garage.  
 20 Which garage --  
 21 MR. NEGRELLI: This is the front. This  
 22 would be on the front?  
 23 MS. HOPKINS: Yes, it's on the front of  
 24 the garage.  
 25 MR. NEGRELLI: Front setback. Okay.  
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1 MS. HOPKINS: I have a red line drawn on  
 2 my copy. And so right here it's a very small  
 3 amount and it's on an angle, if you can see right  
 4 here?  
 5 CHAIRPERSON BROER: Uh-huh. 4 feet, 5  
 6 feet?  
 7 MR. NEGRELLI: Maybe 10?  
 8 MS. HOPKINS: I think it's less than 10,  
 9 but more than 4. I'm sorry, I don't have my  
 10 scale with me, but I think it's probably like --  
 11 there you go. That's it.  
 12 So because there are no setbacks to the  
 13 rear, this is the rear and to the side, it's a  
 14 rather large house for the lot, but there are no  
 15 limitations on that in the PRD.  
 16 Also, from what I could tell, it's the  
 17 garage, there are two separate garages, so one is  
 18 on the southern end and that's a one-car garage,  
 19 and then this one that's attached, more attached  
 20 to the house that juts into the yard, it said on  
 21 the plans that it's a two-car garage, but I think  
 22 it looks like a three-car garage, because it's  
 23 got the two there and one there --  
 24 MR. NEGRELLI: Or two and a half to  
 25 three.  
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1 CHAIRPERSON BROER: So has this been  
 2 approved by the --  
 3 MS. HOPKINS: It has been approved by  
 4 the HOA.  
 5 CHAIRPERSON BROER: The HOA, okay.  
 6 Other questions from the commission?  
 7 Brad?  
 8 MR. TURNER: Are you able to tell us if  
 9 the HOA had any comments regarding --  
 10 MS. HOPKINS: They did not have any  
 11 comments.  
 12 MS. BURKE-JONES: Have we received any  
 13 engineering assessment?  
 14 MS. HOPKINS: Yes.  
 15 CHAIRPERSON BROER: We got a memo from  
 16 the village engineer that said their offices  
 17 reviewed the site plan for the proposed home, the  
 18 handling of the plan is approved as submitted.  
 19 So the engineer doesn't seem to have any  
 20 challenges with the encroachment into the  
 21 setback. It doesn't cause any engineering  
 22 challenges.  
 23 Any further questions?  
 24 MS. BURKE-JONES: My only question since  
 25 there is no setback supposedly to the rear of the  
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1 property, could the building be set back another  
 2 foot or two so that there's less of an  
 3 encroachment on the front?  
 4 MR. GOMILLION: I can't answer that. I  
 5 don't know. I'm sorry.  
 6 CHAIRPERSON BROER: I think from our  
 7 perspective, since the encroachment is a change  
 8 to the plan and does have to go to council, what  
 9 the planning -- if the planning commission so  
 10 desires, what we might do is entertain a motion  
 11 to approve it and then if there are -- then we  
 12 can raise the issue of, you know, think about it.  
 13 It's not egregious as it is here, but,  
 14 you know, as the planning commission said does it  
 15 have to be that way. And if they were to redraw  
 16 it so that it didn't encroach, then they would  
 17 not have to go to council; isn't that correct?  
 18 MR. NEGRELLI: It's about 4 feet did you  
 19 say, I think, something like that?  
 20 MS. HOPKINS: It looks about 6 feet.  
 21 MS. BURKE-JONES: Oh, here it is. Oh,  
 22 yeah, we're talking about like 7 feet open.  
 23 Yeah. If you look at the documents --  
 24 MR. NEGRELLI: You can see the --  
 25 MR. TURNER: I'm sorry, what page are  
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1 you on, please, Joyce?  
 2 MS. BURKE-JONES: I was just looking at  
 3 the foundation plan. I notice when we were  
 4 looking at it, the site plan, that it appeared  
 5 that the encroachment starts a little -- a foot  
 6 from the road, so a foot off the door toward the  
 7 road.  
 8 CHAIRPERSON BROER: So I think it's  
 9 reasonable for the commission to think about  
 10 this. I think this is also internal to the  
 11 development; and if the HOA has approved it but  
 12 it's not concerned, it's nothing that the  
 13 village, you know, standard villagers are going  
 14 to be driving by or walking by or anything like  
 15 that.  
 16 MS. BURKE-JONES: I would agree with  
 17 you.  
 18 MR. NEGRELLI: SO would you like a  
 19 motion to approve it subject to the council's  
 20 approval?  
 21 CHAIRPERSON BROER: We can just approve  
 22 it. It's has to go -- it's structured like --  
 23 MR. NEGRELLI: It has to go to council  
 24 anyway. I'll make a motion to approve the  
 25 proposed Gomillion residence at 11 East Hanna

1 Lane.  
 2 MS. BLOOM-SCHWARTZ: I'll second.  
 3 CHAIRPERSON BROER: Motion and seconded.  
 4 All in favor?  
 5 Ayes: 5.  
 6 CHAIRPERSON BROER: Opposed? None.  
 7 Motion carried. Thank you for coming.  
 8 MR. NEGRELLI: Question just for  
 9 Mr. Gomillion's knowledge. If it's an  
 10 amendment -- and Kristin would have the answer  
 11 and you would, too, Vikki. If it's an amendment  
 12 to the development plan, would that then require  
 13 a planning commission and public hearing like we  
 14 recently did for Hamlet or that wouldn't apply in  
 15 this case?  
 16 CHAIRPERSON BROER: I don't think that  
 17 applies in this case.  
 18 MR. NEGRELLI: I just wanted to point  
 19 that out. If that was the case, it might be  
 20 easier to set it back, but if you don't have to  
 21 go through all of that.  
 22 MR. GOMILLION: I'm not sure what the  
 23 actual land is --  
 24 CHAIRPERSON BROER: Is there any other  
 25 business? Could I have a motion to adjourn?

1 MR. TURNER: I'll make a motion.  
 2 MS. BLOOM-SCHWARTZ: Second.  
 3 CHAIRPERSON BROER: All in favor?  
 4 AYES: 5.  
 5 CHAIRPERSON BROER: Thank you all very  
 6 much.  
 7 - - - -  
 8 (Thereupon, the meeting was adjourned.)  
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1 CERTIFICATE  
 2  
 3  
 4 I, Lorraine J. Klodnick, do hereby certify  
 5 that as such Reporter I took down in Stenotypy all  
 6 of the audio-taped proceedings had in the foregoing  
 7 transcript; that I have transcribed my said  
 8 Stenotype notes into typewritten form as appears in  
 9 the foregoing transcript; that said transcript is  
 10 the complete form of the audio-taped proceedings  
 11 had in said cause and constitutes a true and  
 12 correct transcript therein.  
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 16 Lorraine J. Klodnick  
 17 Lorraine J. Klodnick, RDR, CRR  
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