

BRATENAHL VILLAGE
10300 BRIGHTON ROAD
BRATENAHL, OHIO 44108

PLANNING COMMISSION MEETING

JANUARY 26, 2022

5:30 p.m.

VIKKI BROER, CHAIR
JOYCE BURKE-JONES
BRADLEY TURNER

NANCY L. MOLNAR, RPR, CLR

3

1 MS. BROER: So why don't you start with
2 a quick overview of the site plan and the
3 building and then we can ask questions from
4 there.

5 MR. MATAVA: Yes. Beautiful little
6 Sublot 6 off of Hanna Court. Very, very nice
7 site because there's the large open space that
8 extends to the north that is expansive and is
9 beautiful like a central park with big trees. So
10 that was very much a part of what we did when we
11 designed the house, was to create a house that
12 would front the street, but also something that
13 would have a presence from that green space to
14 the north.

15 So the site plan, as you can see here,
16 we have our setbacks with which we are in
17 compliance with all the setbacks. We have a
18 slight circular drive with landscaping in the
19 front, a tree there, an existing tree there.

20 The plan has a slight inflection.
21 There's an angle to it that is responsive to the
22 changing geometry as one turns along there, makes
23 something larger feel smaller, gives it a more
24 informal just more casual feel. So that was some
25 of the interesting things about the site that

2

1 MS. BROER: All right. So it is now
2 5:30. I'm going to call the meeting to order.
3 We have the three of us, so we have a quorum,
4 which is good. We are going to table the
5 approval and correction of the minutes until the
6 next meeting, because I was not at the last
7 meeting so I cannot approve the minutes.

8 There's no old business. So we will go
9 directly to new business, Sublot 6, Hanna Court.
10 So you're presenting. Come up and say your name
11 for the record.

12 MR. MATAVA: Certainly. Thank you. I'm
13 Joseph Matava, principal architect at Peninsula
14 Architects.

15 MR. TURNER: Hi, Joseph. Welcome.

16 MR. MATAVA: Thanks. I'm not sure about
17 the format here, as to what my role is to unpack
18 for you. We were in front of the Architectural
19 Review Committee and received approval. You have
20 a letter in front of you from the homeowners
21 association. We've been working with them with
22 our plans and specifications to get to where we
23 are now, which is approval from them. I'm happy
24 to walk you through the site plan, the building
25 design, whatever you guys would like.

4

1 drove the design of the plan. Minor grading.
2 Very -- the site we deal with, this is a simple
3 site, which was nice.

4 MS. BROER: So some of the trees
5 obviously will come down, but the three that are
6 on the plan there, you will use best practices to
7 save, correct?

8 MR. MATAVA: Yes. Especially this one
9 right here, this is an oak tree and that's in a
10 great spot. This one is right on the edge of the
11 drive. I mean, we're showing it there, but it's
12 not really not going to. This one will remain.
13 The landscaping on this piece of property is
14 going to be very important in terms of planting
15 of new trees. But, yeah, this is in a spot here
16 where it's going to be coming down.

17 MS. BROER: Do we have a landscape plan?

18 MR. MATAVA: Not yet.

19 MS. RANNEY: Okay. ARB wanted them to
20 come back with that.

21 MS. BROER: Okay. So just a quick
22 overview of the house.

23 MR. MATAVA: Total lot 4,500 square
24 feet, first and second floor. The home to me was
25 very -- I love to design things in environments

1 like this, because there's so much amazing
 2 architecture around here. An old-school house is
 3 not like new things, so I like that feeling of
 4 let's find a way to do something that blends in
 5 these neighborhoods. And that starts out with a
 6 very simple kind of linear plan that focuses view
 7 towards the large green space to the north.
 8 Rather than coming straight in the front door,
 9 you come in to a porch, turn 90 degrees into a
 10 vestibule and then turn 90 degrees into the
 11 house. Very much an old house kind of thing, not
 12 the direct way in. Kind of a little bit of
 13 mystery and a little bit of surprise.
 14 There's a jewel like feature on the end
 15 which is an office which serves as a bit of a
 16 lantern kind of piece looking out onto the
 17 landscape. Great room looks out onto the
 18 landscape, a screened porch here. The garage is
 19 stashed to the south against pretty dense wooded
 20 area, really the more minor part of the site.
 21 Really focusing on the views out to the green
 22 space and a lot of windows on the street, the
 23 kitchen, the dining room, the foyer, the office,
 24 the stairs, all the views on the street, so
 25 creating something that's got a lot of life to it

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1 and fenestration on the public side.
 2 Second floor, I don't know if you have
 3 the details of that, master suites and then two
 4 bedrooms and a shared bathroom. It's for an
 5 empty-nesters couple taking full advantage of the
 6 view to the park from the master bedroom. Very
 7 kind of simple linear format. I've been calling
 8 this a shingle style house with the use of stone
 9 and shake and a shake roof, white windows, simple
 10 MOLLE cuts over the windows themselves.
 11 I'll jump to the exterior elevations.
 12 It's a little bit difficult to see sometimes
 13 because of the inflection in the plan. This will
 14 be considered the main street elevation here.
 15 This is the porch I was referencing where you
 16 walk up to the porch and then you turn and walk
 17 into the entry, a nice subtle access. This is
 18 the office piece I was referring to. That's
 19 picked up again. That shape is picked up again
 20 in the stairway that's tucked between the garage
 21 and the house kind of giving that inflection and
 22 some anchor. But to me, I'm just as happy and
 23 actually starting with this very simple elevation
 24 here, which is potentially composed to front onto
 25 the main green space to present a narrow face to

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1 that green space, but something that's very --
 2 it's very much a composition, not what was left
 3 on the side of the house. So I love working in
 4 these neighborhoods, because you have something
 5 to relate to. And that's what I was trying to
 6 do. So that's the rough lines of the house. I'm
 7 happy to answer any questions.
 8 MS. BURKE-JONES: Can you go back to the
 9 lot plan, the site plan. I notice that the
 10 engineer had some fitness that needed to be
 11 clarified.
 12 Have you gotten around doing that?
 13 MR. MATAVA: We got a hold of the
 14 engineer and we supported the comments to the
 15 engineer. He said I will get to those.
 16 MS. BURKE-JONES: Yeah.
 17 MR. MATAVA: So our plan is as soon as
 18 we have those responses, we will send them right
 19 away.
 20 MS. BURKE-JONES: I was noticing,
 21 obviously, that you're changing the elevations
 22 and things that are dropping from the back site
 23 there, it's dropping into this site.
 24 MR. MATAVA: And a drain here and drain.
 25 MS. BURKE-JONES: There's stuff that --

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1 MR. MATAVA: There's still --
 2 MS. BURKE-JONES: There's stuff going on
 3 that obviously we need the engineer to sign off
 4 on.
 5 MR. MATAVA: Right. So that is
 6 forthcoming. These people are quite busy right
 7 now, so we're trying to get it all done.
 8 MS. BURKE-JONES: We're not trying to
 9 hold you up either.
 10 MS. BROER: We, as the Planning
 11 Commission, we have the possibility to approve
 12 this contingent on engineering approval and also
 13 contingent on a landscape plan approval.
 14 MR. MATAVA: Understood. And would that
 15 landscape plan approval be able to come prior to
 16 construction commences -- I mean, after
 17 construction commences or do we have to get that
 18 landscape plan to you guys before we break
 19 ground?
 20 MS. BROER: It would be helpful. You
 21 don't have to have a plant list, but it would be
 22 helpful to have the outlines, particularly
 23 identifying the two trees that you will save, the
 24 trees that will come down. This Village has had
 25 some challenges recently in people clearing lots

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1 completely, taking down every single tree. So it
2 would be helpful to have at least an outline of,
3 you know, garden here, bushes here, we're saving
4 these trees, we're taking these trees down.

5 MR. MATAVA: Yeah, a lot of times with
6 the way landscape design, you hire someone when
7 the house is under construction and the owners
8 see it. It's very loose in that regard, because
9 it's so far down the road, but I understand your
10 request and we can certainly do the bare bones
11 prior to hiring a professional landscape
12 architect.

13 MS. BURKE-JONES: Because that's the
14 problem sometimes. With all these trucks coming
15 in, starting to build the thing, they're the ones
16 knocking all the trees down, so that's why. And
17 that happens right at the beginning.

18 MR. MATAVA: Right. Understood. It
19 breaks our heart to take down big trees.

20 MS. BURKE-JONES: There's nothing you
21 can do about it.

22 MS. BROER: You have to be able to build
23 the house, but to have arborist come out and make
24 sure that, you know, as you say, you're showing
25 this one that you're saving. If it's sitting

1 that close to the drive, the odds of it
2 significantly connecting is not going to be real.

3 So you don't want it, because if you
4 show this on the plan and then somebody comes
5 around and says it's not there anymore, it's not
6 illegal, but it's challenging given the history
7 of the Village. There's going to be some
8 blowback. You just have to be really clear about
9 what you're saving, what you're not saving and
10 then, you know, obviously the landscaping closer
11 to the house can be sort of TBD, but it's really
12 important to show what you're saving on the site.

13 MS. RANNEY: If I may, at ARB, they did
14 talk about the trees at length. The architects
15 identified the 24-inch tree and encouraged them
16 to save it. So they were good with the trees,
17 but they did want to see a more detailed planting
18 and lighting plan whenever it's ready. I don't
19 know how you want to handle. Are your
20 construction drawings ready?

21 MR. MATAVA: Our construction drawings
22 are ready. Like I said, we like to bring in an
23 landscape architect. And often, especially with
24 the current situation, it's difficult to get
25 people to work and be timely and so it's not

1 unusual to be in frame and we're working on the
2 landscape plan, but I understand the concern.

3 From my side, my landscape architect, we
4 can provide what you're looking for in terms of
5 this is the hard surface, the walks, the existing
6 trees, the planting beds, very intuitive on this
7 kind of project. It's not like we're going to be
8 redesigning the -- we're not doing anything crazy
9 here. You're just asking for a basic outline of
10 parameters and that's something our office can
11 do.

12 MS. BROER: Right. Do you have some
13 comments?

14 MR. HOPKINS: I'm the Village Planner
15 who wrote the memo up. I'm not sure if you got a
16 copy of the memo.

17 MR. MATAVA: I do not.

18 MS. RANNEY: The Mayor, I think Chad got
19 it from the Mayor.

20 MR. MATAVA: Okay.

21 MS. RANNEY: I was out of town.

22 MR. MATAVA: Chad is in my office and
23 does our communications.

24 MR. HOPKINS: Okay. So just to
25 reiterate what the Chairwoman just said is what

1 we've seen in the past is there are applicants
2 who actually had this sort of a plan and they've
3 identified on this level of detail the trees that
4 would be preserved. So that could even be a
5 first step. And the one in the right-of-way and
6 the 24-inch tree are the ones I've identified in
7 my memo as the ones that are probably the most
8 likely to be preserved. Whereas, as you noted,
9 this is to clear the land. I actually just
10 looked at where you're grading lines were from
11 your grading plan.

12 And I think as Joyce said, the issues
13 that occurred in the past is where we haven't
14 received very detailed plans that have identified
15 what's going to be preserved, what's going to be
16 cleared from a tree standpoint. And so that
17 becomes a big shock when the entire site was
18 cleared. So that's one of the main concerns.

19 MR. MATAVA: So it's really the 24-inch
20 oak in the right-of-way, probably the most the
21 24-inch oak, which is a nice tree. Yep. Okay, I
22 understand.

23 MS. BROER: And it's to your benefit to
24 actually identify any large trees on the property
25 that need to be taken down, because we understand

1 that trees need to come down if you're going to
2 build a house, but just from a communication
3 standpoint, it's very helpful for people to know
4 yes, that one is coming down.

5 MS. BURKE-JONES: Right. We can say
6 that, yes, we knew it was coming down because you
7 couldn't change the elevations without doing it.

8 MR. MATAVA: Or it was in the footprint
9 of the house.

10 MS. BURKE-JONES: Exactly.

11 MR. MATAVA: Understood.

12 MS. BROER: Kristen, would you look to
13 make any other comments?

14 MR. HOPKINS: No, because we did receive
15 -- the only other comment that I have, which is
16 the HOA approval.

17 MS. BROER: So unless there are other
18 questions from the commission, I would entertain
19 a motion to approve this contingent on final
20 engineering approval and contingent on a basic
21 landscaping plan.

22 MS. BURKE-JONES: So move.

23 MR. TURNER: Second.

24 MS. BROER: All in favor?

25 MS. BURKE-JONES: Aye.

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CERTIFICATE

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4 I, Nancy L. Molnar, do hereby certify that
5 as such Reporter I took down in Stenotypy all of
6 the proceedings had in the foregoing transcript;
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19 My commission expires July 15, 2023.
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1 MS. BROER: Aye.

2 MR. TURNER: Aye.

3 MS. BROER: Opposed? Abstentions?

4 Thank you very much.

5 MR. MATAVA: Thank you.

6 MR. TURNER: I make a motion to adjourn.

7 MS. BROER: I'll second it. All in

8 favor? Aye.

9 MS. BURKE-JONES: Aye.

10 MR. TURNER: Aye.

11 (Meeting adjourned at 5:46 p.m.)

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