

1 VILLAGE OF BRATENAHL  
2 BRATENAHL VILLAGE HALL  
3 10300 BRIGHTON ROAD  
4 BRATENAHL, OHIO 44108

7 PLANNING COMMISSION MEETING

10 FEBRUARY 23, 2022

11 5:30 p.m.

14 MAYOR JOHN LICASTRO, CHAIR

15 JOYCE BURKE-JONES

16 RAYMOND NEGRELLI

18 NANCY L. MOLNAR, RPR, CLR

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1 please.

2 MR. UNDERWOOD: Dave Underwood.

3 MS. PUTKA: Sherry Putka.

4 MAYOR LICASTRO: Nice to see you again.

17:32:38 5 We have met. So why don't you come forward and  
6 present what you have for us to see. And then  
7 we'll move forward with the professionals to  
8 conclusion, so if you would.

9 MR. BORKEY: So I think everything has  
17:33:03 10 been distributed out to everybody?

11 MAYOR LICASTRO: Some things came late,  
12 like the landscaping plan. We have larger copies  
13 of that. I think we have everything. Why don't  
14 you give us an overview of your intent, where it  
17:33:15 15 sits on the site, the nature of the house, the  
16 size, please.

17 MR. BORKEY: Okay. So we intend or  
18 propose to build a 6,427 square foot two-story  
19 home positioned on the lot that will line up with  
17:33:30 20 the backs of the other existing home. And as  
21 presented by the drawings and the renderings and  
22 the landscape rendering. Obviously we're meeting  
23 all setbacks with the exception of the side yard  
24 setbacks that are going to be 15 on each side.

17:33:55 25 MAYOR LICASTRO: It is a very narrow  
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1 MAYOR LICASTRO: All right. We'll call  
2 the meeting to order and I will call the roll.  
3 Mr. Negrelli?

4 MR. NEGRELLI: Here.

17:31:39 5 MAYOR LICASTRO: Ms. Burke-Jones?

6 MS. BURKE-JONES: Here.

7 MAYOR LICASTRO: And I am here as well.

8 This constitutes a quorum of this body. We also  
9 have Kristin Hopkins, our Village Planner.

17:31:57 10 Hello, Kris.

11 MS. HOPKINS: Hello.

12 MAYOR LICASTRO: Mary Ranney, our  
13 Building Department and Scott Packard, our  
14 Building Inspector, and others will introduce  
17:32:05 15 themselves as we move forward.

16 We can't approve minutes because there's  
17 not enough of us that were here at the last  
18 meeting to do so. We will skip over that. We  
19 don't have any old business. We do, however,  
17:32:15 20 have one item of new business. And it is a spec  
21 home on 10211 Lake Shore Boulevard, a new  
22 single-family dwelling.

23 Mr. Borkey is the owner of the property  
24 and that's the gentleman in the black coat.

17:32:31 25 Would you introduce yourselves for the record,

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1 lot.

2 MR. BORKEY: Yeah. But in the field it  
3 doesn't feel that way because of the  
4 configuration of the other homes, especially the  
17:34:05 5 ones to the left because you have the driveway  
6 and then you have the garage and then it's  
7 another 45 square feet to hit the square footage.  
8 Obviously we haven't had any, you know, friction  
9 from any of the neighbors. They're pretty in  
17:34:20 10 agreeance that the house is something they'd like  
11 to see go in.

12 MAYOR LICASTRO: Mr. Borkey, let me just  
13 explain the process for a minute. So indeed,  
14 it's the opinion of our Planner, who will give  
17:34:32 15 her report shortly, there's a variance needed for  
16 the side yard setbacks. If, indeed, that's  
17 verified, we will have a Board of Zoning Appeals  
18 meeting and discuss the merit of your request.

19 At that time, everyone within 300 feet  
17:34:45 20 is notified. So the neighbors will have a more  
21 formal opportunity to comment on the setback and  
22 the merits thereof. And that's not the purpose  
23 of this body. We're just looking at the plans in  
24 general.

17:35:04 25 Can you show us the site plan and show

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1 us where it's located.  
 2 MR. BORKEY: Okay.  
 3 MAYOR LICASTRO: I think we have them  
 4 somewhere. Do you have that, Joyce?  
 5 MS. BURKE-JONES: Yes, I do. Thank you.  
 6 MR. BORKEY: First site plan is part --  
 7 only have them on 12 by 18.  
 8 MAYOR LICASTRO: We have them in front  
 9 of us.  
 10 MR. BORKEY: Okay.  
 11 MR. HOPKINS: I have one.  
 12 MR. BORKEY: Then I think you have  
 13 renderings of the landscaping and elevations as  
 14 well. So obviously we're trying to meet the  
 15 requirement to be lined up with the neighboring  
 16 houses as far as the rear yard setback goes. And  
 17 we have our front entranceway. We have an inside  
 18 load garage. And, of course, we incorporated  
 19 this driveway onto our property, because I think  
 20 after we're done with construction, I'll probably  
 21 end up vacating the shared driveway.  
 22 MAYOR LICASTRO: I think the neighbors  
 23 would be pleased with that.  
 24 MR. BORKEY: Yeah, they definitely would  
 25 be. I can just vacate that and that will be

1 gone. Our driveway will come up through here.  
 2 It will work for all the -- I mean, to the left,  
 3 to the west.  
 4 MAYOR LICASTRO: Thank you, Mr. Borkey.  
 5 So let's pause a second and have Kris give us a  
 6 synopsis of her report and then we'll open to the  
 7 commissioners and others that want to  
 8 participate. Kris?  
 9 MR. HOPKINS: So there was a similar  
 10 type of house proposed on the same lot a couple  
 11 of years ago and not much has changed. I think  
 12 it's a little bit bigger, a little bit --  
 13 MR. BORKEY: The garage grew by four  
 14 feet.  
 15 MR. HOPKINS: There you go. So this  
 16 basically is very much the same as the previous  
 17 memo that I drafted. The side yard setbacks, as  
 18 was noted -- well, first of all, this being a  
 19 narrow lot, it is a nonconforming lot. In the  
 20 way the code reads it says, the Zoning Code says  
 21 -- because there are a number of them, especially  
 22 in this district, the code says if you are  
 23 nonconforming due to your lot width or the area  
 24 of your lot, so two acres and 200 feet, you can  
 25 still develop the lot if you comply with

1 everything else, including if you got a variance  
 2 for the side yards that are identified.  
 3 And the only thing to note is that in  
 4 some of your drawings, like I think the rendering  
 5 you have right there, that in front of you, it  
 6 did indicate or show that there were trees that  
 7 would be preserved. And so in my memo I  
 8 requested or said the landscape plan -- well, the  
 9 landscape plan wasn't included, which you do have  
 10 now, but that is part of the Planning  
 11 Commission's opinion and ruling on this that the  
 12 trees that are to be preserved need to be  
 13 protected during the construction.  
 14 The other comment that I made is related  
 15 to the length of the garage, the building that  
 16 abuts the west lot line. When you look at that  
 17 site plan, it's a significant length of building.  
 18 And even though there is the garage on the  
 19 adjacent lot, so it's not, quote, in your face in  
 20 terms of being somebody in the living area  
 21 staring at the garage, it is still a big wall.  
 22 So I would suggest that there be some screening  
 23 that be provided. In looking at the proposed  
 24 landscape plan, I see there is none that has been  
 25 indicated on the landscape plan.

1 In regard to the landscape plan, which I  
 2 was able to review earlier today, there is the  
 3 indication of a, quote, future pool. So I want  
 4 it, for the record, to be clear that the decision  
 5 of the Planning Commission today does not include  
 6 plans for a pool, that that would be a separate  
 7 application that you'll have to make to the  
 8 Planning Commission.  
 9 MR. BORKEY: Sure. Okay.  
 10 MAYOR LICASTRO: So, Ms. Hopkins, the  
 11 only thing you found was noncompliant as  
 12 submitted was the side yards?  
 13 MR. HOPKINS: That's correct.  
 14 MAYOR LICASTRO: Height and all that  
 15 meets --  
 16 MR. HOPKINS: The height meets the  
 17 requirements, yes.  
 18 MAYOR LICASTRO: Mr. Borkey, an  
 19 important point, and I'll reiterate, preservation  
 20 of a couple of these beautiful trees would be  
 21 really necessary. And I think we should make it  
 22 part of our approval process. Let's pause a  
 23 second and see if there's any questions from the  
 24 Commission.  
 25 MS. BURKE-JONES: Actually, no.

1 MR. NEGRELLI: No. It's well presented.  
 2 MAYOR LICASTRO: Okay. So let me talk  
 3 about process. I mentioned the need for Board of  
 4 Zoning Appeals meeting. I think we're going to  
 17:40:56 5 stage one sometime in early April and we'll have  
 6 one on the agenda. We might have another item  
 7 put on the agenda as well. But a motion to  
 8 approve here will be contingent upon that  
 9 process.  
 17:41:07 10 And as Chair of the Board of Zoning  
 11 Appeals, if I vote to approve this, it does not  
 12 imply consent with the variance. It's a  
 13 different process.  
 14 MR. BORKEY: Absolutely.  
 17:41:20 15 MAYOR LICASTRO: Even though I might say  
 16 yes now, again, it keeps me aloof and distant  
 17 from what happens with that process.  
 18 MR. BORKEY: Sure.  
 19 MAYOR LICASTRO: You have to go through  
 17:41:28 20 extensive ARB meetings where they'll look at  
 21 materials. They have a landscape architect that  
 22 will look at the landscape plan. We ask you try  
 23 to make your landscape plan as definitive as  
 24 possible, understanding there are things that  
 17:41:41 25 change over time.  
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1 If the request for a variance is  
 2 approved, it has to go before Village Council for  
 3 final approval. And then, and only then, can the  
 4 project move forward. Once you placate and  
 17:41:57 5 satisfy Architectural Review Board and the  
 6 variance is granted, you then have to submit  
 7 drawings and plans. And you'll be dealing with  
 8 the Building Department and Mr. Packard for that  
 9 detail process.  
 17:42:17 10 So Ms. Ranney or Mr. Packard, any  
 11 comments from you?  
 12 MR. PACKARD: Not at this time, no.  
 13 Thank you.  
 14 MAYOR LICASTRO: Scott, nothing of  
 17:42:24 15 concern that you saw submitted here?  
 16 MR. PACKARD: No, not enough  
 17 construction drawings that really kick in for me  
 18 at this point, but no, everything else submitted  
 19 so far appears to be fine.  
 17:42:34 20 MAYOR LICASTRO: For clarity, we're  
 21 really approving the concept.  
 22 MR. BORKEY: Totally understood.  
 23 MAYOR LICASTRO: The details, of which  
 24 will there will be many.  
 17:42:41 25 MR. BORKEY: I'm used to that.  
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1 MAYOR LICASTRO: I'm just mentioning  
 2 that for the record.  
 3 MR. BORKEY: Understood.  
 4 MAYOR LICASTRO: Yes.  
 17:42:48 5 MS. BURKE-JONES: We got the letter from  
 6 our Engineer. And he said we can go ahead and  
 7 approve this assuming that, I forgot, utility  
 8 plans or something would also be coming along.  
 9 MR. NEGRELLI: Yes.  
 17:43:04 10 MS. BURKE-JONES: So I don't know if we  
 11 need to include that in our approval.  
 12 MAYOR LICASTRO: So I would recommend  
 13 this: Let's consider a motion to approve  
 14 contingent upon addressing the concerns expressed  
 17:43:16 15 by the Engineer, contingent upon Board of Zoning  
 16 Appeal process. And I think that's the only  
 17 caveat I'd offer. Is there anything else to  
 18 include?  
 19 MS. HOPKINS: Well, I would for the  
 17:43:27 20 motion, if you agree with the screening.  
 21 MAYOR LICASTRO: Screening on that west  
 22 wall.  
 23 MS. HOPKINS: On the west wall.  
 24 MAYOR LICASTRO: And preservation of  
 17:43:33 25 trees as noted.  
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1 MR. BORKEY: Yes.  
 2 MAYOR LICASTRO: And you'll discuss that  
 3 further with the landscape architect as you go  
 4 through the ARB process. So it's a motion to  
 17:43:42 5 approve contingent upon satisfying the Engineer;  
 6 the receiving of the variance for the Board of  
 7 Zoning Appeals; and screening of the west wall  
 8 and preservation of existing trees whenever  
 9 possible. Everyone comfortable with that?  
 17:43:59 10 MS. BURKE-JONES: Yes.  
 11 MR. NEGRELLI: Yes.  
 12 MAYOR LICASTRO: Is there a motion?  
 13 MR. NEGRELLI: So move.  
 14 MS. BURKE-JONES: Second.  
 17:44:05 15 MAYOR LICASTRO: Discussion the motion?  
 16 Any comments on the motion? All in favor?  
 17 MR. NEGRELLI: Aye.  
 18 MS. BURKE-JONES: Aye.  
 19 MAYOR LICASTRO: Aye. Okay. Mr.  
 17:44:13 20 Borkey, you passed the first hurdle. There are  
 21 many more, but we appreciate developing this lot.  
 22 The lot has been vacant for a number of years.  
 23 And I think it will be a real enhancement to that  
 24 lot itself and the neighborhood, so we look  
 17:44:30 25 forward to it being done. We've dealt with you  
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1 in the past, the two of you. It's been a  
 2 pleasure.  
 3 Any comments from anyone else?  
 4 MR. UNDERWOOD: I had one question.  
 17:44:40 5 When you say screening, are you talking about  
 6 temporary screening or --  
 7 MAYOR LICASTRO: Green.  
 8 MR. UNDERWOOD: -- green.  
 9 MS. HOPKINS: Bushes.  
 17:44:51 10 MR. BORKEY: Landscaping.  
 11 MAYOR LICASTRO: Yeah, so it's not just  
 12 a bare wall.  
 13 MR. BORKEY: Yeah, I broke it up with  
 14 windows on the elevation, but with regards to the  
 17:44:59 15 landscaping, I already talked to a landscape  
 16 architect about having to come up with a good bed  
 17 all along that wall.  
 18 MAYOR LICASTRO: And again, ARB --  
 19 MR. BORKEY: And I agree with it 100  
 17:45:10 20 percent.  
 21 MAYOR LICASTRO: -- one member who's a  
 22 landscape architect will want details. We're  
 23 just mentioning that conceptually.  
 24 MR. BORKEY: Yes.  
 17:45:16 25 MAYOR LICASTRO: Yes.  
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1 MR. UNDERWOOD: Sorry, I got one more.  
 2 We talked a little bit before about this, the  
 3 sidewalk out front being real high from the curb.  
 4 It's going to be a problem getting in and out.  
 17:45:28 5 We talked about lowering it maybe six to eight  
 6 inches, you know.  
 7 MR. BORKEY: For these low cars, so they  
 8 don't drag on it coming in.  
 9 MAYOR LICASTRO: That's something we can  
 17:45:37 10 look at. I'll have the Engineer look at it and  
 11 address your concerns, see how we can try to get  
 12 it fixed. We don't want cars dragging and we  
 13 don't want you tearing up the sidewalk. So the  
 14 construction driveway as there now will  
 17:45:51 15 eventually be the driveway, correct?  
 16 MR. BORKEY: Yes.  
 17 MAYOR LICASTRO: You already have a curb  
 18 cut on that, don't you?  
 19 MR. BORKEY: No.  
 17:45:57 20 MAYOR LICASTRO: You have to make a curb  
 21 cut.  
 22 MR. BORKEY: Right. We're going to try  
 23 to stay off the shared driveway that's been in  
 24 place for all these years. However, the neighbor  
 17:46:09 25 to the west indicated he wants the old concrete  
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1 driveway after we're done.  
 2 MR. UNDERWOOD: Also, if we get the okay  
 3 to drop it down a little, people are walking  
 4 through there, so just what do you want us to do  
 17:46:22 5 about keeping them on the other side of the road,  
 6 you know, for a couple of days while we cut that  
 7 sidewalk out and chop it down.  
 8 MAYOR LICASTRO: We'll do whatever is  
 9 reasonable. Again, the Engineer can offer an  
 17:46:34 10 opinion.  
 11 MR. BORKEY: We'll keep the walkway ADA  
 12 compliance as long as it's there.  
 13 MAYOR LICASTRO: Anything else?  
 14 MR. BORKEY: There's probably a good  
 17:46:42 15 chance to just rip the whole walk out through  
 16 there and make the whole property look good.  
 17 It's not that much more.  
 18 MR. UNDERWOOD: No, not much more.  
 19 MR. BORKEY: I'd rather incorporate all  
 17:46:51 20 new into the whole thing. I'd hate to put this  
 21 house up and have this beautiful driveway coming  
 22 out and then you got this old walkway. Just to  
 23 finish it. There's nothing wrong with it, but  
 24 maybe we'll just replace the awful sight.  
 17:47:06 25 MAYOR LICASTRO: We can work with you on  
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1 that. Anything else? I'll entertain a motion to  
 2 adjourn.  
 3 MS. BURKE-JONES: So move.  
 4 MR. NEGRELLI: Second.  
 17:47:13 5 MAYOR LICASTRO: All in favor?  
 6 MS. BURKE-JONES: Aye.  
 7 MR. NEGRELLI: Aye.  
 8 MAYOR LICASTRO: Aye. We are adjourned.  
 9 (Meeting adjourned at 5:47 p.m.)  
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CERTIFICATE

I, Nancy L. Molnar, do hereby certify that as such Reporter I took down in Stenotypy all of the proceedings had in the foregoing transcript; that I have transcribed my said Stenotype notes into typewritten form as appears in the foregoing transcript; that said transcript is the complete form of the proceedings had in said cause and constitutes a true and correct transcript therein.

Nancy L. Molnar

Nancy L. Molnar, Notary Public

within and for the State of Ohio

My commission expires July 15, 2023.