

BRATENAHL OF VILLAGE
10300 BRIGHTON ROAD
BRATENAHL, OHIO 44108

PLANNING COMMISSION MEETING

May 25, 2022

5:30 p.m.

MAYOR JOHN LICASTRO

VIKKI BROER, CHAIR

JOYCE BURKE-JONES

RAYMOND NEGRELLI

NANCY L. MOLNAR, RPR, CLR

1 MS. BROER: It's 5:30. We'll call the
2 meeting to order. So Ray, Tom, Burke-Jones,
3 everybody is here.

4 Approval or correction of the minutes as
5 sent? 17:30:58

6 Does anybody have any changes, any
7 discussion?

8 MAYOR LICASTRO: Motion to approve as
9 offered.

10 MS. BURKE-JONES: Second. 17:31:05

11 MS. BROER: All in favor?

12 Aye: 3.

13 MS. BROER: I think I have to abstain
14 because I wasn't a voting member.

15 There being no old business, we will 17:31:14
16 move to the new business, 10910 Lake Shore
17 Boulevard new accessory structure.

18 MAYOR LICASTRO: Will you identify
19 yourself for the record?

20 MS. LANIER: Pardon me? 17:31:32

21 MS. BROER: Can you state your name for
22 the record?

23 MS. LANIER: Felicia Lanier.

24 MAYOR LICASTRO: This is Ms.

25 Burke-Jones, Vikki Broer, Ray Negrelli, Kris 17:31:43

1 Hopkins is our Village Planner.

2 MS. LANIER: Yes.

3 MS. BROER: Welcome. So generally you
4 give us a little presentation and then our
5 Planner will talk about it and we'll ask you some
6 questions. 17:31:53

7 MS. LANIER: Okay. What we're doing,
8 we've had the property for the last seven years,
9 so we've been trying to take care of the bones of
10 the property and we've pretty much got that all
11 taken care of since we had it. So now we're
12 trying to work on the outside, beautifying and,
13 you know, building up the outside of the
14 property. 17:32:10

15 So when we got there, there were two
16 sheds on there, you know, that really need to be
17 replaced at this point in time. And at the same
18 time, we're trying to put a patio out in the
19 back, as well as a utility shed building where we
20 can keep like the lawnmowers and the snowblowers
21 and the plows. My husband is a mechanic. 17:32:23

22 MS. BROER: Got it. 17:32:44

23 THE WITNESS: So he has tools, just a
24 plethora of things. So we're trying to get it to
25 where everything is in one location outside of 17:32:58

1 the garage where we can fully use the capacity of
2 the garage now. So as we're doing this, we're
3 trying to bring the outside to life. This is our
4 forever home, so we're just trying to get it to
5 that forever point.

17:33:19

6 MS. BROER: Great. Kris, do you want to
7 weigh in?

8 MS. HOPKINS: Sure. So I note that all
9 of the statistics related to the existing lot
10 size, which is a large lot for the R-2 District,
11 the existing size of the house and the size of
12 the proposed shed. It's considered a -- it looks
13 like a garage, but it is considered an accessory
14 storage building. And you'll note on the plans
15 that have been submitted, the building isn't even
16 close to the driveway.

17:33:32

17:33:52

17 The only issue that I -- the question I
18 had was the accuracy of the dimensions that were
19 shown on the site plan. And since distributing
20 the memo, Felicia did confirm with me that the
21 accessory building would be about 80 feet from
22 the rear lot line. So it is in roughly the same
23 location where the two existing storage sheds are
24 and it will replace those two.

17:34:13

25 So from my understanding of the proposal

17:34:29

1 in comparison to the code, it's totally compliant
2 with the regulations.

3 MS. BROER: Great. Are there any
4 questions from the commission?

5 MS. BURKE-JONES: No. 17:34:43

6 MAYOR LICASTRO: You have yet to go to
7 ARB? Is that still pending?

8 MS. LANIER: Yes.

9 MAYOR LICASTRO: That will be a step in
10 the process. 17:34:51

11 MS. LANIER: Yes, I think that is the
12 14th, I believe, June 14th.

13 MAYOR LICASTRO: Is Ms. Lanier on the
14 agenda for that meeting?

15 MS. RANNEY: We haven't set it yet, but 17:35:02
16 she's aware.

17 MS. BROER: If there are no questions, I
18 would entertain a motion to approve.

19 MS. BURKE-JONES: I so move.

20 MR. NEGRELLI: Second. 17:35:10

21 MS. BROER: All in favor?

22 Aye: 4.

23 MS. BROER: Opposed? Thank you very
24 much.

25 MS. LANIER: I appreciate you all's time 17:35:19

1 so much. Thank you.

2 MAYOR LICASTRO: We appreciate you
3 improving the property. You have to keep the
4 husband happy with his things. That's important.

5 (Laughter.)

17:35:29

6 MS. BROER: Do we need a motion to
7 adjourn?

8 MAYOR LICASTRO: So moved.

9 MS. BURKE-JONES: Second.

10 MS. BROER: All in favor?

17:35:35

11 Ayes: 4.

12 MS. BROER: Meeting is adjourned.

13 (Meeting adjourned at 5:35 p.m.)

14 ~ ~ ~ ~ ~

15

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

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.