

**MINUTES OF A REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF INDEPENDENCE, OHIO
Held in the Council Chambers at City Hall**

Chairman Ray Wiecek called the meeting to order at 5:35 p.m. February 5, 2019 and the following responded to Roll Call:

PRESENT: Chairman Ray Wiecek
Mayor Anthony Togliatti
Vice Mayor David Grendel
William Gutermuth
Dale Lytkowski

OTHERS

PRESENT: Don Ramm, City Engineer
Gregory J. O'Brien, Law Director
Jeff Markley, City Planner

Old Business:

Approval of Minutes of Regular Planning Commission Meeting held on January 7, 2019.

- 1. 5115 Brookside Road, Jerald & Leslie Narduzzi** – Represented by Johnathan Easton of EMCC, LLC for a lot split and consolidation.
- 2. Chestnut Woods Section 3, Phase 5** – Represented by Pulte Homes for acceptance and dedication of the final plat.

Chairman Wiecek stated that all the members had received the Minutes from January 7, 2019 Regular Planning Commission meeting. He asked if there were any additions or corrections. There were none.

A motion was made by Dale Lytkowski, seconded by Vice Mayor Grendel, to approve the Minutes of the Planning Commission meeting of February 5, 2019.

**ROLL CALL: Yeas: Lytkowski, Grendel, Wiecek, Togliatti, Gutermuth
 Nays: None
 MOTION CARRIED**

Chairman Wiecek asked the Secretary if all the neighbors were notified. The Secretary stated that they were notified.

**PLANNING COMMISSION MINUTES – CITY OF INDEPENDENCE, OHIO
FEBRUARY 5, 2019**

5115 Brookside Road, Jerald & Leslie Narduzzi – Johnathan Easton of EMCC, LLC was in attendance along with property owner Jerald Narduzzi.

Mr. Easton stated that Mr. Narduzzi's home was pretty close to the lot line of the property. He wanted to purchase a piece of land from his neighbor behind his house; and he also owns the property next to him. Mr. Easton stated that he believed that Mr. Narduzzi's father-in-law passed away, and he obtained the piece of land to the north of him. He would like to buy the piece of property from the neighbor, consolidate that piece, his father-in-law's piece that he inherited and the piece that he was living on into one parcel. It would increase the frontage on Brookside Road. The reason for the little jog was that there was a stream there and that would affect the topography of it. He stated that he wanted to have that little piece included. The house next door would gain a little bit of additional room behind it. Mr. Easton stated that the neighbors have agreed to sell Mr. Narduzzi that parcel of land.

Chairman Wiecek asked if there was anyone in the audience who had any questions or comments. There were no questions or comments from the audience.

Mr. Lytkowski stated that the only question he had, and the City Engineer knows that he is very sensitive to water. He asked the City Engineer if he had looked at the lot split and consolidation from a water standpoint.

City Engineer Ramm stated that there were no water problems that he was aware of. He stated that he believed that there had been no problems on the property to his knowledge.

Mr. Lytkowski stated that he had no other questions.

Mr. Gutermuth stated just to be clear, it would be three separate lots then.

Mr. Easton stated that there would be consolidating all three lots into one lot.

Mayor Togliatti stated to boil down Mr. Gutermuth's question, so there were three existing Kurt Hill lots. One house was torn down, and now Mr. Narduzzi would be combining those two lots and joining it with the property in the rear.

Mr. Narduzzi stated that the house that was torn down, and the residence which was right next door. Those two they were joining, plus the piece they were buying.

Vice Mayor Grendel asked if there was one house on there now.

Mr. Narduzzi agreed. He stated that they would probably replace that house.

Vice Mayor Grendel asked so that house will come down too?

**PLANNING COMMISSION MINUTES – CITY OF INDEPENDENCE, OHIO
FEBRUARY 5, 2019**

Mr. Narduzzi stated that it would.

Vice Mayor Grendel asked if the lot would go all the way up to Jim Crooks' lot on the corner.

Mr. Narduzzi stated that there was one other lot, a separate lot at 5111 Brookside that has a house on it. That one was the one next to Mr. Crooks.

Mr. Easton stated that they were not consolidating that piece into that.

Vice Mayor Grendel stated that there will still be one house that he will have.

Mr. Easton stated that they were not changing that lot at all.

Chairman Wiecek asked the City Engineer if he had any comments.

City Engineer Ramm stated that he had no problems with it.

Mayor Togliatti stated that he would just like to thank Mr. Narduzzi for razing what was the existing dilapidated home there that was a bother to many of the neighbors for many years.

Mr. Narduzzi stated that it took a little while, but they got it done.

Mayor Togliatti stated that it would be a nice improvement to the area.

Law Director O'Brien asked if there were going to be two lots consolidated or three.

Mr. Narduzzi stated that it would be two lots and then he would be purchasing some other property.

Law Director O'Brien stated that it would be a lot split and consolidation on the condition that the other two existing lots would be consolidated with the lot split.

A motion was made by Vice Mayor Grendel, seconded by Dale Lytkowski, to approve a lot split and consolidation on the condition that the two existing lots would be consolidated with the lot split.

**ROLL CALL: Yeas: Grendel, Lytkowski, Gutermuth, Togliatti, Wiecek
 Nays: None
 MOTION CARRIED**

Chestnut Woods Section 3, Phase 5 – Jim O'Connor of Pulte Homes was in attendance.

**PLANNING COMMISSION MINUTES – CITY OF INDEPENDENCE, OHIO
FEBRUARY 5, 2019**

He stated that he was before the Planning Commission to present the Phase 5 plat. He stated that it had been approved before, and he was before the Commission to re-run it through the acceptance and dedication process and getting it filed.

Mr. Lytkowski asked if there had been any changes to the approval from last time.

Mr. O'Connor stated that the only change was that there was a signature block for the acceptance and dedication.

Mr. Lytkowski stated that he thought that the Planning Commission did approve it.

Law Director O'Brien stated that it had been approved, but they recorded it for recording purposes only. They didn't file a bond per se.

Mr. O'Connor stated that they did file a performance bond for the entire project, but they filed for a lot split just so that the property could get divided up and sold and titled in their name. He stated that now they had to come back and do the dedication.

Chairman Wiecek asked the City Engineer if he had a couple of points that they had worked on. The Mayor brought up the one of the gang mailbox issue. He asked if that was every addressed.

City Engineer Ramm stated that it was taken care of.

Chairman Wiecek asked if there was anything else the City Engineer had.

City Engineer Ramm stated that there was a summary block on the plat. It went through three or four things that they listed as housekeeping items that had changed. They were all very minor, non-material items.

Chairman Wiecek asked if any of the members had any comments or questions. There were none.

A motion was made by Vice Mayor Grendel, seconded by Dale Lytkowski, to make a recommendation for approval of the final plat to City Council.

**ROLL CALL: Yeas: Grendel, Lytkowski, Wiecek, Togliatti, Gutermuth
 Nays: None
 MOTION CARRIED**

Chairman Lytkowski asked if there was any new business or questions or comments. There were none.

**PLANNING COMMISSION MINUTES – CITY OF INDEPENDENCE, OHIO
FEBRUARY 5, 2019**

Mr. Lytkowski stated that he did have one comment. He wanted to say Kung Hei Fat Choy, which was Happy New Year in Chinese.

Mr. Lytkowski wanted to put that into the record.

There being no further business, the Planning Commission meeting was adjourned at 5:45 p.m.

Chairman Ray Wiecek

Debi Beal, Planning Commission Clerk
Minutes Unapproved at Time of Release 02/06/19