

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

Mayor Kurtz called the meeting to order at 5:40 p.m. March 3, 2020 and the following responded to Roll Call:

PRESENT: Chairman Dale Lytkowski
Mayor Gregory P. Kurtz
Vice Mayor David Grendel
Michael Barth
William Gutermuth

OTHERS

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

ABSENT: Jeff Markley, City Planner

Old Business:

**Approval of Minutes of the Planning Commission meeting held on
February 4, 2020.**

- 1. 4903 East Sprague Road, PPN 563-23-016, James & Patricia Zimmerman –**
Requesting a lot split of rear property located at 4903 East Sprague Road to
consolidate to the rear portion of PPN 563-23-033, 7660 Jonathan Cole Court.

Chairman Lytkowski stated that Planning Commission members had received the Minutes of the February 4, 2020 meeting. The Chairman asked if there were any additions or corrections.

A motion was made by Michael Barth, seconded by Vice Mayor Grendel, to approve the Minutes of February 4, 2020 as amended.

**ROLL CALL: Yeas: Barth, Grendel, Lytkowski, Kurtz, Gutermuth
 Nays: None
 MOTION CARRIED**

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Chairman Lytkowski stated that there was one item on tonight's agenda.

4903 East Sprague Road, PPN 563-23-016, James & Patricia Zimmerman – Homeowner James Zimmerman was in attendance.

Chairman Lytkowski asked Mr. Zimmerman to explain what he wanted to do to the Board. The Chairman asked if the neighbors were notified. The Secretary stated that they were notified.

Mr. Zimmerman stated that he submitted the survey. He was waiting for the County to sign off the survey. He stated that he submitted it to the County, and was told that it would take a few weeks as the employee at the County was on vacation and at a convention. He stated that he could not produce a mylar as the County employee had not signed off on the matter yet. As soon as this gets completed, he will submit a mylar for signature.

Mr. Zimmerman stated that he also submitted the deed descriptions as to how they would be rewritten after the split and consolidation. He stated that he was going to split off over 230 feet by 100 feet; and then it would be reattached to his property at 7660 Jonathan Cole Court. He stated that he had a contract on the house that he was trying to sell at 4903 East Sprague. He stated that he hoped the City Engineer reviewed the survey, and that he was satisfied with what he was proposing.

Mr. Zimmerman stated that he was going to make a proposal on the adjacent lot and be back before the Planning Commission once he has that survey completed if the property owner would agree to his proposal.

Chairman Lytkowski asked Mr. Zimmerman if he had changed his request from last month when he was before the Commission. Mr. Zimmerman stated that what he had submitted was actually more accurate. It was the same concept. He stated that what was submitted was an accurate survey of the property that was done. The property was pinned; and he hoped he had the necessary background work done to get an approval.

Chairman Lytkowski asked City Engineer Ramm if the lot that was being split, if it would be a conforming lot.

City Engineer Ramm stated that there was no variances that would be needed.

Mr. Zimmerman stated that the lot would still be in excess of an acre.

Chairman Lytkowski asked City Engineer Ramm if there were any water problems.

City Engineer Ramm stated that there were no water problems.

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Chairman Lytkowski asked Mr. Barth if he had any questions. Mr. Barth had no questions.

Vice Mayor Grendel asked Mr. Zimmerman if he was thinking of purchasing the other property.

Mr. Zimmerman stated that he had made a proposal. He stated that a group home was located on the property. He stated that it was an informal proposal, and they came back and stated that they were interested in further discussions. Mr. Zimmerman stated that at the property owner's request, he had the property surveyed also. He submitted it to the property owner, and they had a meeting scheduled for the end of March. At that point and time, they will review Mr. Zimmerman's proposal. He stated that if it would be accepted, he would go through with the purchase, and he would be back before the Planning Commission to do the same thing with that property.

Chairman Lytkowski asked if there were any other questions or comments. There were none.

A motion was made by Vice Mayor Grendel, seconded by Mayor Kurtz, to approve the lot split and consolidation.

**ROLL CALL: Yeas: Grendel, Kurtz, Barth, Gutermuth, Lytkowski
 Nays: None
 MOTION CARRIED**

There being no further business, the Planning Commission meeting of March 3, 2020 was adjourned at 5:42 p.m.

Chairman Dale Lytkowski

Debi Beal, Planning Commission Clerk
Minutes Unapproved at Time of Release 03/06/20