MINUTES OF A REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF INDEPENDENCE, OHIO
May 2, 2023
Council Caucus Room/Via Zoom

Chairman Vice Mayor Grendel called the meeting to order at 5:32 p.m. May 2, 2023, and the following responded to Roll Call:

PRESENT: Mayor Gregory P. Kurtz
Vice Mayor Dave Grendel, Chairman
Cheryl Chase
Joseph Moeller

ABSENT: William Gutermuth

OTHERS PRESENT: Michael Gero, Building Official
Gregory J. O'Brien, Law Director
Jessica Hyser, Economic Development Director
Don Ramm, City Engineer
Anne Lynch, City Planner

Old Business:

Approval of Minutes of the Planning Commission meeting held on March 7, 2023.

New Business:

1. **8220/8308 Hillside Rd., PPN 564-07-005 & 564-07-008, Lisa Joy Kemenyes –** Proposed lot consolidation of two existing parcels to be able to build a new single-family dwelling.

Chairman Vice Mayor Grendel stated welcome everyone to the Planning Commission meeting.

Before we get started, we do have some housekeeping. The July meeting date is July 4th, and we'll need to decide if we are going to have it later that week or the following Monday.

Mayor Kurtz stated the following Monday,

Ms. Chase stated the following Monday, that is fine with me. Just wanted to plan.

Chairman Vice Mayor Grendel stated so, we're looking at July 10th then.

Mayor Kurtz stated that makes sense, unless something comes up.

Chairman Vice Mayor Grendel stated yeah, we always have the flexibility to move it if there's something urgent. So, Monday July 10th at 5:30 p.m.

Well, the first item we have is the approval of the Planning Commission; I guess we have both minutes, the Public Hearing that we had as well as the meeting itself. First, let's seek approval of the minutes of the Public Hearing that was held on March 7th.

A motion was made by Joseph Moeller, seconded by Mayor Kurtz, to approve the minutes of the Public Hearing held on March 7, 2023.

ROLL CALL: Yeas: Moeller, Kurtz, Grendel, Chase
Nays: None
MOTION CARRIED

A motion was made by Cheryl Chase, seconded by Joseph Moeller, to approve the Minutes of the Planning Commission Meeting of March 7, 2023.

ROLL CALL: Yeas: Chase, Moeller, Kurtz, Grendel
Nays: None
MOTION CARRIED

8220/8308 Hillside Rd., PPN 564-07-005 & 564-07-008, Lisa Joy Kemenyes – Lisa Joy Kemenyes, Duane Kemenyes, and their Attorney were in attendance.

Chairman Vice Mayor Grendel stated so, the minutes have been approved, and there is only 1 item on the agenda for this evening. It's the consolidation of two existing parcels located at 8220 and 8308 Hillside Rd., permanent parcel numbers 564-07-005 and 564-07-008.

We have Lisa, Duane, and their Attorney here in our presence, and Lisa, we'll let you have the floor as far as your application and what you're requesting.

Mrs. Kemenyes stated well, I am requesting that the two lots be combined into one, so I can put a single-family dwelling on it.

Chairman Vice Mayor Grendel stated, and at one time there were two houses on the lots.

Mrs. Kemenyes stated that's correct.

Chairman Vice Mayor Grendel stated I talked to Lisa before, I remember going there, there was a second house there, her grandma. I visited her on a yearly basis doing her taxes.

Mrs. Kemenyes stated correct, and my aunt and uncle lived in the house that's currently to the west, so there were four lots there that they all bought together.

Chairman Vice Mayor Grendel stated I see.

Mrs. Kemenyes stated so, now one is only going to be in the family.

Mayor Kurtz asked stated so, you're going to remove this house, and then consolidate the two lots and it will be a fresh start?

Mrs. Kemenyes stated correct.

Mayor Kurtz asked, and you'll come to the City with your new plans, and how you're going to reach all your variances, or your expectations.

Mrs. Kemenyes stated yes.

Mayor Kurtz stated it will be a beautiful opportunity.

Mr. Moeller asked, can I ask a clarifying question? Is it two lots or three lots?

Someone stated two.

Ms. Chase stated five and eight.

Mrs. Kemenyes stated I don't know why there's always a line there.

The Attorney stated it's listed on the county website as two separate lots, it has two permanent parcel numbers.

Several people began speaking at once.

Mayor Kurtz stated the way it's configured you're going to make one lot out of it.

The Attorney stated correct.

Several people began speaking at once again.

Ms. Chase stated oh, so they do both front on Hillside. The way it showed before they both didn't front on Hillside.

Chairman Vice Mayor Grendel stated yeah, Flowers lives on the west side, and the other side, the Bellino's are in the back.

Mrs. Kemenyes stated correct.

Ms. Chase asked can you go back to that other one though? I just want to make sure you guys don't have anything you don't expect because it's showing; was this a consolidation at some point earlier?

Building Official Gero stated (inaudible) there's three permanent parcel numbers on that configuration. I tried to go back in the county records to determine what was, and I'm thinking that possibly it was four lots at one time, but one side did get consolidated properly and the other side did not.

Ms. Chase stated oh, got it.

Mayor Kurtz stated so, it's going to be one lot.

Ms. Chase stated that both front on Hillside Rd.

Mayor Kurtz stated it's one frontage.

Several people began speaking at once again.

Ms. Chase asked it will be a complete rectangle?

Chairman Vice Mayor Grendel asked your lot will be how wide when you have both of them together?

Mrs. Kemenyes stated about 200'.

Chairman Vice Mayor Grendel stated 200', okay yeah, I see 199.77'. Is it five something acres?

Mr. Kemenyes stated it will be just under 6 I believe.

Chairman Vice Mayor Grendel asked, and most of it's ravine area?

Mrs. Kemenyes states yes.

Chairman Vice Mayor Grendel stated well, that will be nice especially with having sidewalk on either side, so you can walk all the way up to Brecksville Rd. Any other questions regarding this? It makes perfect sense.

Ms. Chase stated we were talking before the meeting, so you're in the process of obtaining full ownership, right. Can we approve if she's not the owner?

Mayor Kurtz asked who's the owner?

The Attorney stated that's why I'm here, I'm the attorney. One of the parcels is in probate, I'm waiting for the certificate of transfer to be issued. That should take the next week, so when that's done, that, and certificate of survivorship for Lisa Joy we will file both together and have them.

Chairman Vice Mayor Grendel stated I see. So, on the one you were a survivor with your dad?

Mrs. Kemenyes stated right.

Mayor Kurtz stated okay, for the record the attorney has indicated that any title work or legal work will be cleaned up in the near future.

The Attorney stated hopefully within the next week to 10 days.

Building Official Gero stated so, once those parcels are actually transferred to her, a new plat should be created showing her as the owner, and then that could be submitted. We've already gone through the Planning process; it can just be signed off on at that point.

Mayor Kurtz stated the house will be razed, and this will be considered a vacant lot that's being constructed on, correct?

Building Official Gero asked is your intention to raze the house right away?

Mr. Kemenyes stated we're looking to do it by the end of this month.

Building Official Gero asked to raze the house?

Mr. Kemenyes stated yes to raze the house. I already have someone lined up to raze the house. We already talked to a builder.

Mayor Kurtz stated you already have a sanitary sewer connection, so you shouldn't have any utility issues.

Mr. Kemenyes stated correct.

Mayor Kurtz stated (inaudible) Engineering, it would be considered a new lot.

City Engineer Ramm stated private partnership.

Mayor Kurtz stated private partnership, okay.

Chairman Vice Mayor Grendel stated, and Lisa is an only child, so there's no other siblings, or other grey areas.

Mrs. Kemenyes stated it's just me.

Ms. Chase stated I have no issues approving it, subject to ownership being cleared up.

Mrs. Kemenyes stated as soon as I get it.

Mayor Kurtz stated actually, we can't sign the plat until you have it anyways, so we can't finish it up until you bring the proper information.

Mrs. Kemenyes asked do I just bring it here?

Mayor Kurtz stated yeah, well you take it to Engineering or Building or where?

Mrs. Kemenyes stated tell me where.

Building Official Gero stated technically it goes to Debi, the Clerk's office, Amanda I guess in this case.

The Secretary stated we're right over there.

Mrs. Kemenyes stated okay.

Building Official Gero stated then, they'll have the Planning Commission Chairman sign it, he has to sign off on it.

Mr. Kemenyes stated (inaudible) this is all set; all you have to do is change your name on here.

Mrs. Kemenyes stated correct. Everything else is done. I'm waiting for the rest.

Chairman Vice Mayor Grendel stated very good.

Mayor Kurtz stated I'll make that motion.

Mr. Moeller stated second.

Chairman Vice Mayor Grendel asked Greg, do we need to have any language with the subject to? It's going to happen in a weeks' time or so.

Law Director O'Brien stated no, I would go along with Ms. Chase with the motion to grant the consolidation subject to the submission of the certificate of ownership for parcel 564-07-005 and 564-07-008 in the name of the applicant.

Chairman Vice Mayor Grendel stated very good. So, we have the motion made by the Mayor, seconded by Joe. Will you please call the roll, Amanda?

A motion was made by Mayor Kurtz, seconded by Joseph Moeller, to approve the lot consolidation of parcels 564-07-005 and 564-07-008, subject to the submission of the certificate of ownership in the applicants name.

ROLL CALL: **Yeas: Kurtz, Moeller, Grendel, Chase**
Nays: None
MOTION CARRIED

Mrs. Kemenyes stated as soon as I get that done we'll just give it to your office then.

Chairman Vice Mayor Grendel stated we'll get it signed and recorded right away for you guys.

Mrs. Kemenyes stated okay.

Mayor Kurtz stated we'll take care of it.

Mrs. Kemenyes stated okay, I'll see you at the next meeting, whenever that one may be.

Chairman Vice Mayor Grendel stated well, that was the only thing on the agenda. We're hoping maybe next month will get a little busier, Mayor.

Mayor Kurtz stated well, everything is dynamic now, Dave. We're still on point for a number of issues, a lot of opportunities.

Chairman Vice Mayor Grendel stated, and the Concordia place sometime before the end of the year.

Mayor Kurtz stated I think that's the goal.

Economic Development Director Hyser stated that's definitely the goal. We've had several meetings with some folks, so I think there will be some traction before the end of the year.

Chairman Vice Mayor Grendel stated okay, people have been asking questions about how quickly and stuff like that.

Mayor Kurtz stated we have to get the Longano, there's a lot of work in terms of getting Longano organized, the structure, so that we can have a meeting with the residents later this year, and then the goal would need to have everything. Don's assured me that he's going to have bids out and be prepared to accept them, so that it'll be a one season clean up.

Chairman Vice Mayor Grendel stated very good. So, the next construction season?

City Engineer Ramm stated yeah.

Mayor Kurtz stated we're going to start doing the underground. He's found a way to get the water line installed without having to cut off the other service. Then, we'll get I there and get that road done, get it landscaped before the end of the year.

Cit Engineer Ramm stated the end of 2024.

Chairman Vice Mayor Grendel asked, and then Kleber is going to start construction in June?

City Engineer Ramm stated yes, the tree's might come down here in the next couple of weeks. Dominion might sneak in there and get some service lines lowered.

Chairman Vice Mayor Grendel stated very good. So, there's no further meetings or anything?

Mayor Kurtz stated there's a lot of moving parts right now.

A motion was made by Joseph Moeller, seconded by Cheryl Chase, to adjourn the May 2, 2023, Planning Commission meeting.

ROLL CALL: **Yeas: Moeller, Chase, Kurtz, Grendel**
Nays: None
MOTION CARRIED

There being no further business, the Planning Commission meeting of May 2, 2023, was adjourned at 5:48 p.m.

Chairman Vice Mayor Dave Grendel

Amanda Sharrer, Planning Commission Clerk
Minutes Unapproved at Time of Release 05/04/23