

**SAGAMORE HILLS TOWNSHIP  
ZONING COMMISSION – REGULAR MEETING**

**Monday, June 24, 2019 – media notified**

The meeting was called to order by Chair, Dr. Koncal at 7:00 p.m.

R/C: Dr. Woodruff-present; Chasar-present; Lachina-present; Dr. Koncal-present; Witkiewicz-present.

Mr. Chasar made a motion to approve the minutes from the May 28, 2019 Regular Meeting. Seconded by Mr. Witkiewicz. R/C Vote: all in favor

Dr. Koncal stated Ray Fantozzi brought a couple of items to his and Jeff's attention this past week and wanted to start with those items under new business.

The first item was a letter that Mr. Fantozzi wrote to Ashford Glen regarding complaints and violations of the open space/common space. Dr. Koncal read the letter (attached).

Mr. Snell contacted Aries Management today and spoke to Judy Thomas advising her that a letter would be coming about these issues. Ms. Thomas said Aries Management is aware of the problem.

There was a brief discussion.

The second item that Ray brought to Dr. Koncal and Jeff's attention was that his interpretation of a swimming pool application for above or inground should include hot tubs, whirlpools, spas, wade pools, etc. Mr. Fantozzi would like to amend the swimming pool application to read pool application and include notes to say above or inground swimming pools, hot tubs, spas, wade pools, whirlpools, etc.

There was a lengthy discussion.

Jack Donnelly, 1118 Hawthorne Circle, asked whether there was any progress as far as the 100 ft. barrier by the cluster homes. Dr. Koncal replied when they finish the zoning book, they will be looking at a few items that need revising including the 100 ft. barrier.

Mr. Donnelly asked whether Heartridge has submitted a revised plan. Dr. Koncal replied no.

Mr. Donnelly said he understands the cutting of trees needs to be completed by the end of March because of the bats, but trees have recently been cut on the western portion near the bike trail on the Heartridge property. Mr. Snell will speak to Summit Soil and Water.

Mr. Snell stated the trustees unanimously approved the six-month moratorium on structures. This will allow time for the zoning commission to work on the shed issue and structures.

In reference to the permit application for 552 Continental for a structure that was discussed at the last zoning commission meeting, Mr. Snell said the neighbor across the street from them has the same structure and it was permitted. Mr. Snell said after he and Ray had learned about four or five of these structures of similar nature, and the trustees passed the moratorium, Mr. Snell gave Ray legal advice. That advice was that since the application for 552 Continental was prior to the moratorium, we would allow that to occur with the condition that it had to be 30 feet off the rear line.

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There was a brief discussion on structures which included basketball courts.

Mr. Snell said the only structures permitted during the period of the moratorium are a deck, a patio (concrete), or something that is attached to the house which could be a pergola.

A sub-committee consisting of Jeff Snell, Dwight Chasar, Ray Fantozzi and Dr. Koncal would meet the third week in July to discuss the issue of structures.

Mr. Snell stated the trustees passed resolutions on the condemnation of two residences; Harry Katzenmeyer on Rehwinkel and Russell Siegel on McNeil. Mr. Snell reviewed the process of the condemnations.

Jay Wahl, 7237 Kiltie Lane, said he is having a hard time visualizing the damage to the house on McNeil that would require this home to be torn down. Mr. Snell replied there are large holes on the back of the house where animals are going in and out of the house.

There was a brief discussion.

Dr. Koncal stated they had discussed a proposal to plant trees in the common open space between Hidden Ridge and Continental Drive.

There was a brief discussion.

The board concurred to let nature take its course and not plant trees in the open space.

The board started the review of Section Two Definitions with 2.36 Hotel.

2.36-1 Insert “a” before public inn.

2.36-2 Insert “offered to the public for compensation” after dwelling units and before containing bedroom. Insert “the” before units’ occupants.

2.36-3 Boarding, lodging or tourist home. Delete this entire paragraph.

2.37 High-Rise Apartment. Delete this entire paragraph.

2.38 Junk Yard

1. Insert “extensively” before damaged, and delete “such” and insert “including” before body damage.

2.43 Main Building. Insert “the” between is and building.

2.44 Multi-Dwelling Unit – Sentence should read as follows: “Consists of two (2) or more family dwelling units.”

2.45 Municipal Central Sewer Service. Delete this entire paragraph.

2.46 Municipal Central Water Service. Delete this entire paragraph.

2.53 Parking Lot – Delete “standing or” before parking motor vehicles.

2.55 Private Garage - Change occupants to “occupant’s” and change vehicle to “vehicle(s)”.

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Dr. Woodruff made a motion to adjourn at 8:45 p.m. Seconded by Mr. Witkiewicz.  
R/C Vote: all in favor.