

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

**Tuesday, May 28, 2019 – media notified**

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

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

Mr. Chasar made a motion to approve the minutes from the April 22, 2019 Regular Meeting. Seconded by Mr. Witkiewicz. R/C Vote: all in favor

Mr. Chasar made a motion to approve the minutes from the May 6, 2019 Special meeting. Seconded by Mr. Witkiewicz. R/C Vote: all in favor

There was a discussion on the accessory building/structure permit application for 552 Continental Drive, for a Costco pavilion with masonry fireplace off of their patio. The applicant received approval from the Eaton Estate Architectural Review Committee.

There was a lengthy and detailed discussion on sheds, pavilions, pergolas, gazebos, accessory buildings, etc.

We having nothing in our zoning resolution to approve these structures in PUD's.

Jeff Snell to write draft regulations for pergolas or anything with a roof for single family residential homes in PUD's, but not clusters, and have the trustees adopt a resolution for a six-month moratorium.

There was a brief discussion on some minor zoning issues.

Mr. Snell stated Rich Wasosky has been hired to review the open space at the Heartridge Development once we receive the final plan.

Mr. Snell gave an update on Mottl Reserve. Mr. Orley cannot get a permit until the water lines are inspected.

Mr. Zaccardelli told the board he went and spoke to Summit County Council the first week of May about having them put together legislatively a task force to be assembled between one or more members of Summit County Council and Summit County Townships to help us enforce some aesthetics. There will be a meeting on June 24<sup>th</sup>.

Mr. Snell said we have two condemnation orders issued from the Summit County Building Department. One is for 583 McNeil Drive and one for 708 Rehwinkle.

Mr. Snell summarized the two condemnation orders.

Mr. Fantozzi referred to Section 3.3 H Rear Yards, "No main building or structure shall be erected or placed nearer than fifty (50) feet from the rear lot line, and no accessory building shall be erected or placed nearer than ten (10) feet to any rear lot line."

The permit application for 552 Continental is for a structure, not an accessory building. Per the above Section 3.3 H, this structure must be 50 ft. off the rear lot line. The permit application indicates 28 ft. from the rear lot line. Dr. Koncal stated this permit would have to be denied based on the distance from the rear lot line. The applicant can appeal this decision to the Board of Zoning Appeals.

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There was a brief discussion. The Board agreed this permit application should be denied.

Mr. Lachina made a motion to adjourn at 8:45 p.m. Seconded by Mr. Witkiewicz.

R/C Vote: all in favor.