

VILLAGE OF BENTLEYVILLE

PLANNING AND ZONING BOARD

MEETING MINUTES

July 13, 2021

The meeting was called to order at 5:58 p.m. by Katie Bunker in Bentleyville Town Hall

ATTENDEES

x	Katie Bunker, Chairperson	x	Charles Nemer, Attorney for the Village
x	Peter Kelly, Board Member	x	Doug Miller, Board Member
x	Leonard Spremulli, Mayor	x	Jeff Filarski, Village Engineer & Building Official
x	Ken Kvacek, Council Member		

Also in attendance: Merritt Rains property owner for 600 Solon Road, Steven Porpora from Summit Testing and Inspection Company, Brad Composo from Premier Custom Builders, Mike and Cheryl Nemunaitis 25 Pine River Drive (neighbors abutting the Rains property).

Agenda Item

- 1) Approval of meeting minutes from December 8, 2020

Motion to Approve: Doug Miller

Second: Leonard Spremulli

Vote: Doug Miller YES Peter Kelly YES Ken Kvacek YES
Leonard Spremulli YES Katie Bunker YES

- 2) Approval for meeting minutes from May 11, 2021

Motion to Approve: Doug Miller

Second: Peter Kelly

Vote: Doug Miller YES Peter Kelly YES Ken Kvacek YES
Leonard Spremulli YES Katie Bunker N/A

- 3) New Variance Request:

1. Merritt N. Rains : 600 Solon Rd PP 941-08-007 represented by Premier Custom Homes – Applicant to disturb slope with greater than 15% grade (16.8 % grade is existing)

a) Section 1272.03 (a)Steep Slopes- Areas of steep slopes of 15% or greater , development is limited to (1) Single family homes on 80,000 sq. ft. lots. The lot is 70,515 sq. ft.; therefore an area variance of 9,485 SF is required.

b) Section 1272.04 (a) Hillsides - Slopes greater than 15% that have a change in contours requires Planning Commission review and Council approval.

Discussion Points:

- Questions and concerns from P&Z Board members and neighbors regarding the potential for excessive water drainage due to slight grading change toward Pine River properties below the grade of the new proposed home.

- Mr Filarski (Village Engineer), Mr. Campuso (Builder) and Mr. Porpora (Environmental Engineer) assured all in attendance that water drainage was routed toward the front of property/street vs towards homes on Pine River Drive.
- P&Z Board requested a landscaping plan be submitted to Mr. Filarski for Bentleyville City Council review before the scheduled meeting on 7/21/21. This is to address any root system, displacement and/or absorption issues that may be disturbed during the building process.

VOTING

1) Section 1272.03 (a) VOTE CONTINGENT ON LANDSCAPING PLAN SUBMITTED AND APPROVED BY COUNCIL PRIOR TO CONSTRUCTION.

Motion to vote: Leonard Spernulli Second : Ken Kvacek

Vote: Doug Miller YES Peter Kelly YES Ken Kvacek YES
 Leonard Spremulli YES Katie Bunker YES

2) Section 1272.04 (a) VOTE CONTINGENT ON LANDSCAPING PLAN SUBMITTED AND APPROVED BY COUNCIL PRIOR TO CONSTRUCTION.

Motion to vote: Ken Kvacek Second : Leonard Spremulli

Vote: Doug Miller YES Peter Kelly YES Ken Kvacek YES
 Leonard Spremulli YES Katie Bunker YES

Motion to Adjourn: Peter Kelly Second: Ken Kvacek

Meeting Adjourned at 7:00pm

Respectfully submitted by Katie Bunker