

# VILLAGE OF BENTLEYVILLE

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## PLANNING AND ZONING BOARD

### MEETING MINUTES

August 16 2022

The meeting was called to order at 6:02 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	Jeff Filarski, Village Engineer & Building Official		

Also in attendance: Homeowner Sean Pales, RSA representatives Dave Jansen and Eva Brinkman-Sull

#### Agenda Item

- 1) Approval of meeting minutes from July 13, 2021

Motion to Approve: Peter Kelly

Second: Doug Miller

Vote: Doug Miller YES          Peter Kelly YES          Katie Bunker YES

- 2) New Variance Request:

**Sean & Alison Pales 15 Quail Ridge Dr. -Variance to Section 1266.03 (d) for a rear yard setback variance of 24 feet for an addition.**

#### **Discussion Points:**

- Questions and concerns from P&Z Board members due to the fact that the homeowners have not acquired approval from the Architectural Review Board of the Homeowners Association for the Chagrin Valley Trails neighborhood.
- P&Z Board also asked questions as to the number of variances previously obtained for this property from the original builder and the amount of square footage approved over the initial allotted amount for the lot. Questions about the setback variances for the street were also asked. No information on variances for the property or setbacks in the past were available for this meeting.
- Mr Filarski (Village Engineer) remarked on the lot being an irregular lot and that street setbacks for the property have changed since the original development of the neighborhood.
- Homeowner/neighbor Kevin Owen submitted a question asking if any trees between his property and the Pales property would be removed. Mr. Filarski and Mr Jansen reported that there would be no tree removal or change in the screening between the properties.
- P&Z Board requested a delay on the vote until the above information could be obtained and the approval or denial from the Chagrin Valley Trails HOA could be obtained.

**NO VOTING**

**Motion to Adjourn:** Doug Miller                      Second: Peter Kelly

Meeting Adjourned at 6:28 pm

Respectfully submitted by Katie Bunker