

# VILLAGE OF BENTLEYVILLE

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## PLANNING AND ZONING BOARD

### MEETING MINUTES

September 13, 2022

The meeting was called to order at 6:00 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	Ken Kvacek, Board Member	x	Leonard Spremulli, Mayor
x	Jeff Filarski, Village Engineer & Building Official		

Also in attendance: RSA representatives Rick Siegfried, Dave Jansen and Eva Brinkman-Sull

#### Agenda Item

- 1) Approval of meeting minutes from August 16,, 2022

Motion to Approve: Doug Miller

Second: Peter Kelly

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

- 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:**

- ARC Notice of Conditional Approval for a Rear addition submitted by the Coral Management Company for the Chagrin Valley Trails neighborhood.
- Presentation of the Pales project by Eva Brinkman-Sull
- Katie Bunker asked if trees and landscaping would be replaced if they were damaged or died during or after the construction project. Rick Siegfried assured the committee that landscaping would be replaced if needed.
- Questions by Peter Kelly regarding a possible bad precedent being set for overfilling existing lots with additional structures on small lots in the CVT neighborhood.
- Doug Miller commented that the plan for the Pales home appears to be a minimally invasive addition.
- Ken Kvacek discussed the history of lot configurations in the CVT neighborhood.
- Rick Siegfried discussed the square footage of the project in reference to the Pales lot.
- Ken Kvacek stated that the addition fits within the original footprint of the home.

## **Voting**

Motion to Approve Variance to Section 1266.03 (d) for a rear yard setback variance of 24 feet for an addition at 15 Quail Ridge Dr. **dependent on conditions set out on the ARC letter from the Chagrin Valley trail HOA.** : Doug Miller

Second: Ken Kvacek

Vote: Doug Miller YES  
Leonard Spremulli YES

Peter Kelly YES  
Ken Kvacek YES

Katie Bunker YES

**Motion to Adjourn:** Leonard Spremulli

Second: Peter Kelly

Meeting Adjourned at 6:17 pm

Respectfully submitted by Katie Bunker