

# VILLAGE OF BENTLEYVILLE

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## PLANNING AND ZONING BOARD

### MEETING MINUTES

October 11, 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: Homeowner Robert Chalfant at 573 Solon Road.

#### Agenda Item

- 1) Approval of meeting minutes from September 13, 2022

Motion to Approve: Doug Miller

Second: Leonard Spremulli

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

- 2) New Variance Request:

1. Robert Chalfant 573 Solon Rd. -Construction of a carport (Unattached garage) – 4 variances required:

- Variance to Section 1266.02(a)(1)A. Unattached garages are permitted to be built to the side or rear of the main dwelling. Proposed garage is in the front of the main dwelling. Variance is needed for this placement in the front of the main dwelling.
- Two variances to Section 1266.02(a)(1)B. Unattached garages shall be located not nearer than 35 ft. to the side lot line and nearer than 15 ft. from the main dwelling. Variance of 19 ft. to the side lot line and a variance of 9 ft. from the main dwelling are required.
- Variance to section 1266.03 (d) structure within 120 ft. to the center of the street. A variance of 36 ft. from the centerline of the street is needed.

**Discussion:** Mr Chalfant presented his carport proposal. Mr. Filarski described the variances needed for the proposal. Each member of the P&Z Board asked questions regarding the need for a structure in front of the home vs a structure placed in the rear of the property. P&Z Board members stated concern with structure placement in the front of the property.

## **Voting**

Motion to Approve Variance to Section 1266.02(a)(1)A, Two Variances to Section 1266.02(a)(1)B and Variance to Section 1266.03 (d)

Motion to Grant Variance: Leonard Spremulli

Second: Doug Miller

Vote: Doug Miller NO

Peter Kelly NO

Katie Bunker NO

Leonard Spremulli NO

Ken Kvacek NO

**Motion to Adjourn:** Doug Miller

Second: Peter Kelly

Meeting Adjourned at 6:21 pm

Respectfully submitted by Katie Bunker