

VILLAGE OF BENTLEYVILLE

PLANNING & ZONING MEETING MINUTES

Meeting Date: November 19, 2024
Meeting Time: 5:57 p.m.

ATTENDEES

Mayor Kathleen Hale	X Robert Chalfant
X Peter Kelly	X Doug Miller, Chair
X Chas Kennedy	X Jeff Filarski – Building Official & Engineer
X Chuck Nemer, Law Director	

Nicholas Dilisio, 569 Solon Rd. Resident
Jesse Kleiman, 6187 Chagrin River Rd. Resident
Mike Caito, 6187 Chagrin River Rd. Builder
Ken Kvacek, Council Member

The meeting was called to order by Doug Miller at 5:57p.m.

OLD BUSINESS

1. The minutes were reviewed from October 8, 2024, meeting. Motion to approve by Bob Chalfant. Seconded by Peter Kelly. Roll call 3 ayes. One abstention.

NEW BUSINESS

1. Nicholas Dilisio, owner/architect presented the plans for the construction of an addition at 569 Solon Rd. PP# 941-17-003. Two variances are required.
 - A. Section 1266.03(d) requires a 35' side lot setback. The building is nonconforming currently. The proposal is for a 24' setback requiring a variance of 11.0'. The hardship is to convert a three-season room into a larger living room.
 - B. Section 1266.03(d) requires a building to be 50' from an adjacent building. The proposed structure will be 38' from the adjacent building. A variance of 12' is required.

Robert Chalfant is the closest neighbor. For the record, he does not have an issue with the two variance requests.

A motion was made by Peter Kelly to approve the variances as presented. A second by Robert Chalfant.

Roll call four ayes.

2. Mike Caito, builder and Jesse Kleiman, owner presented plans for a 576 sq. ft. two story pool house with covered patio to be built at 6187 Chagrin River Rd. Robert Chalfant. Two variances are required.

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- A. Section 1266.02(g) allows one story unattached structures. The variance request is for a two-story structure.
- B. Section 1266.02(g) allows for a 20' height. The proposed structure is 23'-5". The variance is for 3'-5". The cupola was removed prior to the meeting. Peter questioned the need for a two-story structure. Jesse Kleiman said his house does not have a basement or a second story. He needs additional space for his family. The building would provide the space. The second story is a loft not a complete second floor.
A copy of an email sent by Rick Fearon to Jeff Filarski was submitted stating Mr. Fearon had visited the site and was fine with the variance request. Chas Kennedy made a motion to recommend approval of the variance requests. Seconded by Robert Chalfant.
Roll call three ayes. Peter Kelly no.

Doug Miller reminded those in attendance that in Bentleyville the Planning and Zoning Committee recommends to Council to approve or not approve variance requests. Council has the final say whether to approve or not approve the request.

Motion to adjourn by Peter Kelly. Seconded by Doug Miller. Roll call 4 ayes.

Meeting adjourned at 6:35 p.m.