

**VILLAGE OF LAKEWOOD
PLANNING AND ZONING COMMISSION
MEETING MINUTES
MARCH 18, 2024**

The meeting was held in-person at the Village of Lakewood Public Works Maintenance Building, 6570 Haligus Road. It was called to order at 7:00 pm by Chairman O'Hara. Present were Commissioners Augustine, Mattick, Shamoun, Smith, and Wozniak.

Also present was Village Manager Jean Heckman.

Public attendance included Trustee Jeschke plus one additional member of the public.

APPROVAL OF THE JULY 17, 2023 PLANNING AND ZONING COMMISSION MEETING MINUTES

Commissioner Augustine, seconded by Commissioner Smith moved to approve the October 30, 2023 Planning and Zoning Commission Special Meeting Minutes as presented.

Voice Vote: All Ayes
Voting Nay: None.
Absent: Commissioner Knapp.

Motion declared carried.

PUBLIC HEARING TO CONSIDER A PETITION OF PAT MCGUINESS ON BEHALF OF WILLIAM AND JEAN RINN RELATING TO THE PROPERTY COMMONLY KNOWN AS 370 SUNSET DRIVE, PIN 18-01-405-024 TO GRANT CERTAIN VARIANCES AND DEPARTURES FROM THE REQUIREMENTS OF CHAPTER 17, SECTION 10 OF THE VILLAGE CODE TO ALLOW A REDUCTION IN THE MINIMUM SIDE YARD SETBACK REQUIREMENT OF 8 FEET DOWN TO 7.6 FEET TO MATCH EXISTING CONDITIONS ALONG THE NORTH SIDE OF THE PROPERTY.

a. Introduction to Petition

Village Manager Heckman provided a brief introduction, adding the property is currently considered an existing, non-conforming structure.

b. Open Public Hearing

At 7:03 pm Commissioner Smith, seconded by Commissioner Shamoun moved to open the Public Hearing.

Voice Vote: All Ayes.
Voting Nay: None.
Absent: Commissioner Knapp.

Motion declared carried.

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c. Verification of Notice & Publication

Village Manager Heckman confirmed verification of Public Notice was published in the Northwest Herald on February 29, 2024, posted on the Village's website, and certified mailings sent to the surrounding property owners.

d. Village Staff Summary

Village Staff Summary as provided during Introduction to Petition.

e. Oath Issued

Village Manager Heckman administered the oath to those in attendance giving testimony.

f. Petitioner's Presentation

Petitioner Pat McGinnis reviewed the request, asking consideration be taken into account that the project remains beneath the existing roof line overhang.

g. Commissioner Clarification

Chairman O'Hara reviewed the calculation of the setback encroachment and that the request maintains the plane of the existing garage wall.

h. Public Comment

Trustee Jeschke asked for clarification as to the scope of the project. He also inquired if the Village received any feedback from the notifications sent.

i. Petitioner Response

Petitioner McGinnis briefly described the interior alteration of the project.

Village Manager Heckman confirmed no feedback was received relative to the notice.

j. Close Public Hearing

Commissioner Shamoun, seconded by Commissioner Smith moved to close the Public Hearing regarding the map amendment.

Voice Vote: All Ayes.

Voting Nay: None.

Absent: Commissioner Knapp.

Motion declared carried.

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The Public Hearing closed at 7:09 pm.

k. Motion to take action

Commissioner Smith, seconded by Commissioner Shamoun moved to approve the petition as presented and brought forward by Pat McGinnis on behalf of William and Jean Rinn relating to the property commonly know as 370 Sunset Drive, PIN 18-01-405-024 granting the reduction in the minimum side yard setback requirement of 8 feet down to 7.6 feet , matching the existing conditions along the north side of the property. A variance and departure from the requirement of Chapter17, Section 10 of the Village Code.

Roll call vote: Aye: Chairman O'Hara; Commissioners Augustine, Mattick, Shamoun, Smith and Wozniak.
Voting Nay: None.
Absent: Commissioner Knapp.

Motion declared carried.

UPDATE RELATIVE TO PLANNING, ZONING, AND DEVELOPMENT ISSUES

Village Manager Heckman provided the following updates:

- Autumn Ridge:
Pulte Builders are reviewing a potential buildout of the remaining 40 lots.
- Routes 47/176 Realignment Project:
Realignment preparation has started, with a potential groundbreaking at the end of the March.

The Oasis Project is waiting to begin after the completion of the realignment project and most likely will need to provide updated plans.

- Haligus Park:
An update of the splash pad specs was discussed.
Groundbreaking for the project is expected within the next few weeks.
The manufacturer of the playground equipment donated an equivalent amount of equipment as which was purchased.
- RedTail Construction Project:
An update of the construction progress to-date was given.
The tent is scheduled to be temporarily installed in the parking lot April 1st. It will be moved to the permanent location once construction of the project is complete.

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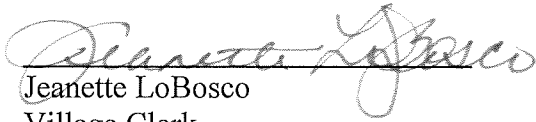
The mild weather has made for an early start to the golf season; financial comparison indicates it is the best March in the past 15 years.

With nothing further to discuss Commissioner Augustine, seconded by Commissioner Smith moved to adjourn the meeting.

Voice Vote: All Ayes
Voting Nay: None.
Absent: Commissioner Knapp.

Motion declared carried.

The meeting adjourned at 7:16 pm.


Jeanette LoBosco
Village Clerk

Dated: May 20, 2024