

**MINUTES OF THE PLANNING COMMISSION WORKSHOP
CITY OF INDEPENDENCE
Held in the Council Chambers at City Hall**

5:30 P.M., AUGUST 7, 2007

AGENDA:

- 1. 6990 Brecksville Road, PPN 563-06-002, 141 & 142** – Lot split and consolidation to create four parcels.

Acting Chairman Shallcross called the meeting to order at 5:30 p.m. on Tuesday, August 7, 2007, and the following responded to Roll Call:

PRESENT: Fred P. Ramos, Mayor
Gregory Kurtz, Vice Mayor
Dale Lytkowski, Chairman – arrived at 5:55 p.m.
Tom Narduzzi
Jack Shallcross

OTHERS

PRESENT: Greg O'Brien, Law Director
Don Elewski, City Engineer
Ron White, Economic Development

City Engineer Elewski referred to his two drawings that he brought to the meeting. There are about three or four different things that will happen based on the drawings.

Vice Mayor Kurtz stated that the applicant came in for a lot split of the property. They requested a lot on Brecksville Road; the existing house would have its own lot and the property to the west would create a lot number four. There are also two houses on the existing East Archwood. By dedicating that section of East Archwood, they would be able to create lots on dedicated streets. They would create frontage for the old homestead lot. There would be a new lot on Brecksville Road which would have Brecksville Road frontage. Lot 4 on the west end of the property would be the lot on the west side of Archwood. Eugene Drive would be vacated. There would be a conservation easement on the north side to collect water and to make sure that there is no migration of water to the north.

City Engineer Elewski stated that the drain water will be picked up and run from west to east into a pipe that starts at the old Wisnieski property and it would take it into a creek. The conservation easement would be there to keep anybody from clearing any trees. The

**PLANNING COMMISSION WORKSHOP MINUTES – CITY OF
INDEPENDENCE, OHIO
AUGUST 7, 2007**

City would have an easement for the drainage. They would maintain that drainage. It would be under their department. The driveway would come off of the end of Archwood and come into Sublot 4. One house would be built. Mayor Ramos asked what assurances do the people have that there is not going to be more than one house. City Engineer Elewski stated that it would have to be put into the deed where there would be one house restricted to that property. The Mayor asked if the conservation easement would be granted in favor of the City. The Engineer stated that the conservation easement would be in the name of the City. Vice Mayor Kurtz stated that then the City would be able to go back in at any time to reconstruct or clean the swale or deal with any of the drain water issues. City Engineer Elewski stated that with the four lots that will be created there will be two existing houses off of (inaudible). Vice Mayor Kurtz stated that there would be five assuming that they would want to take the two houses and make individual permanent parcels out of them. There would be the existing homestead that would be a third one, the new lot on Brecksville Road, plus number 4. So, there would be five different permanent parcel numbers.

Mayor Ramos asked the Engineer if any other options have been considered. The City Engineer stated not at this time. The Mayor asked if it was necessary to come off of Archwood. The Engineer believes that it is the best way to come off of Archwood. The Mayor stated that one of the big concerns that Dr. Gervasi had is that his lot is at the corner. Both Gervasi's lot and Fabish's lot both are on the corner, and that has been a concern that has been expressed as far as a roadway going through there. City Engineer Elewski stated that it would not be a roadway going through, it would be a driveway. The Mayor asked if it could come off of Parcel 3. City Engineer Elewski stated that physically it probably could, but it would mess up that particular property; and it would be up to the property owner to decide what they wanted to do then. The Mayor asked why it would mess it up. The Engineer stated that there is a driveway in there now covering that house; and it would wipe out the driveways. The Mayor asked for an explanation. The Engineer stated that it would take those driveways out of there. That is a circular driveway that is in there now. He doesn't think the property owner would want to do that. The driveway coming in off the end of Archwood, once it got in it would just swing away from that property to the north. The Mayor asked how deep the scenic easement would be. The Engineer stated that the scenic easement would be about 75 feet from the drainage easement which would be about 105 feet total. The Mayor asked if all the trees were being preserved. The Engineer stated that they would be. The Mayor would like to hear from the residents with regard to the proposal.

Dr. Gervasi asked about access from Eugene Drive. That seems like it is more of a straight shot right to the middle of Parcel 4. The Engineer stated that Eugene Drive is a paper street that was created years ago in 1926. They were intending to vacate that

**PLANNING COMMISSION WORKSHOP MINUTES – CITY OF
INDEPENDENCE, OHIO
AUGUST 7, 2007**

property. Vice Mayor Kurtz stated that when Elmerge was reconstructed several years ago, provisions were not made for that road to be put in. There are no curb cuts or access from the re-vamped or reconstructed Elmerge Drive. The Vice Mayor stated that the problem is that 25 feet of that is really fragmented at best.

Mayor Ramos asked where the house would go on Parcel 4. The Engineer stated that it would go in the center of the property. The Vice Mayor asked if it would be the center of the large section. The Engineer stated it would be as much centered as you could place it to keep it away from the properties on the north and the south. The Vice Mayor stated that the only restriction is that it would have to be at least 40 feet from the east. That is the code. The Vice Mayor stated that it could not be within 105 feet on the north property. The Engineer stated that it would probably be more than that. The Vice Mayor stated that it would be within 105 feet of the north, and it is 355'. If you took the same on the south, you would still be able to build a house that is about 160 feet long – that is a pretty good size house.

A resident stated that if the plan was approved as presented today, talk about the house has no bearing or commitment to anything. A builder will come in and buy the lot, and do whatever he wants to do. The Vice Mayor disagreed. The resident stated that if the builder can't develop an estate home, he will come to the Commission crying that he can't do it, and then want another lot split to put in a lot of homes. The Vice Mayor stated that this would be a condition of the permit, a condition of the lot split. It will be like the condition of the easement. You can't just erase the conservation easement. It is there, and once it is there; the only authority would be for the City. Anybody buying the lot would know that there is only one house permitted on the lot. The resident believes that the builder will ask for permission to do more lot splits. The Vice Mayor stated that it would not be the City's problem. The resident stated that Pete was a pretty smart guy, he knew what he was doing. He created this landlocked piece of land with full forethought and knowledge in what he was building. The developer sold all the homeowners a bill of goods when it was said that nobody could build back there. Guess what? Now a builder will come back, after this is done, and do one more thing, and one more thing. When is it going to end? Let's approve one comprehensive plan right now. Get the builder in here, get the house plans in here, and agree to it all at once. The Vice Mayor stated that he personally doesn't care what kind of house is going to be built. If you have a lot that big, you will obviously have a nice size house on that lot. As long as they stay in the box that the Commission creates, that is the only opportunity they would have to build. Someone will have an opportunity; maybe one of the neighbors. The Mayor believes that it might raise everyone's comfort level. The resident said it

**PLANNING COMMISSION WORKSHOP MINUTES – CITY OF
INDEPENDENCE, OHIO
AUGUST 7, 2007**

would do a lot to raise his comfort level. The Mayor asked if Elaine had any prospective buyers for the property. Elaine stated that she had two people who contacted her. The Mayor asked that if there could be a letter of intent. Elaine said they know it can only be one house. The Mayor stated that everyone would feel a lot more comfortable knowing that one house is going there. You have that reassurance, and consequently, with the conservation easement on the other side; that is being given to the City. So the trees would be preserved and the green space would be preserved. The Mayor asked if it would raise the residents' comfort level.

Mrs. Sogor spoke. She referred to the drawing that she had from the Ohio EPA. It shows as of 1994 directly behind her backyard. There are polygons designated as scrub wetlands which change the area considerably than just having it as a developed land. However, there are rules and obligations cited by the Cuyahoga County Soil and Water Conservation District, the Ohio Department of Natural Resources and her conversation with the FEMA people in Washington, there are other creeks that are available. Mrs. Sogor referred to the map showing the delineated areas. Her yard as well as Rosewood Circle also have a water source that goes underneath. Mrs. Sogor does not believe that the area has been explored as judicially as it could have been. City Engineer Elewski stated that it has nothing to do with that development. Mrs. Sogor stated that this is current information obtained by Laura Fay. Tim Burber, who is also with the Ohio Department of Natural Resources, made the soil survey approximately 30 years ago in this area. He also was kind enough to tell Mrs. Sogor that not only does she have bedrock in her yard, but the term "mitiwanga" soil. This soil is probably the least permeable soil that one can find throughout this area. Mrs. Sogor stated that she thinks this might change what else needs to be explored with this particular parcel.

Mayor Ramos asked if the purple boxes on the drawing were within Sublot 4. Mrs. Sogor stated that she did not know.

Acting Chairman Shallcross stated that the record should reflect that Chairman Lytkowski has now arrived at 5:55 p.m.

Gerri Chappel of Archwood spoke. She stated that right now there is a 24" concrete sewer pipe that goes under her driveway. When her lot ends, the street ends and it opens into an open creek. Then about 100' or 200' toward Rosewood it goes into a 12" pipe under that development. She would like to know what is going to happen to that area when a driveway is going over somewhere in that area. She stated that she has a water issue because the 24" pipe that goes under her driveway contains water from Elmerge

**PLANNING COMMISSION WORKSHOP MINUTES – CITY OF
INDEPENDENCE, OHIO
AUGUST 7, 2007**

(inaudible), and it empties into a 12” pipe. So when she does get a downpour, it does back up toward her basement. She asked if there would be a permanent solution to that problem. City Engineer Elewski stated that the pipe would have to be culverted, and the creek in that area would have to be culverted where the drive comes across. The Engineer believes that the pipe is 36” coming into a 24”. Mrs. Chappel stated that they changed it when they re-did Elmerge and Archwood. The Engineer stated that when they picked up the drainage years ago, they took it down Kathy Lynn. They only left the drainage area that is immediately to the south of there. That is why 36” is no longer needed. The 24” was put in to cover that small area. Mrs. Chappel stated that the section that is in the new development is not 24”. The Engineer disagreed. Mrs. Chappel stated that if there is debris in front of the smaller pipe, it then backs up. The Engineer stated that the pipe would drain under the driveway. The Mayor asked how far it would be covered. The Engineer does not have the details on that. It would probably have to be 30 feet. The Mayor asked whose cost it would be. The Engineer stated it would be whoever puts the driveway in. The Mayor asked if it would go from 36” to 24”. The Engineer stated that the 36” is no longer needed as far as the size. That was taken care of years ago when they put that big sewer in down Kathy Lynn. The Mayor asked if the 24” would be sufficient to take care of that. The City Engineer said “right”. The Vice Mayor stated that the 36” was in before the City put the main line in on Kathy Lynn and Vineyard. Once the City cut the water off that used to come east, they don’t need 36” anymore. That’s why the 24” was put in. So, all the water west of Vineyard and Kathy Lynn is caught by the trunk line.

A resident asked what happens to the lots that are adjacent to the creek when it is piped in. Right now they have water problems there because somebody ran a water line down through there and raised it higher along the creek to the adjacent properties. So the water stays on the properties. In fact, one of those properties in question right now is nothing more than a swamp, the one that is on Brecksville Road. The reason being is that the land along the creek is higher than the land itself. It can’t drain. (Inaudible). He wants to know where the water is going to go. Right now it runs on Brecksville Road. It comes across the sidewalk. You have to look at the adjacent land on that creek. City Engineer Elewski stated that the creek would be opened.

Chris Iula asked if Archwood would be extended before it is dedicated. City Engineer stated that it is basically the same road, it will just be recorded. Mr. Iula asked about the swale. City Engineer Elewski stated that there will be an easement given to the City so that the City will take care of the swale. Mr. Iula asked about the existing swale behind Sublot 7 and Sublot 6. There’s a pipe that picks up the water from there. The Mayor stated that the swale would stay there. The coverage is on Archwood to the west there.

**PLANNING COMMISSION WORKSHOP MINUTES – CITY OF
INDEPENDENCE, OHIO
AUGUST 7, 2007**

All they are going to be doing is defining the swale to a greater extent. Consequently, behind Mr. Iula's house, it isn't really going to change. The Mayor still does not understand why it has to come in off of Archwood, the driveway. The Mayor thinks it is just a preference.

A resident asked if there was a way to have some type of easement on the south side of Parcel 4 to assure that the house is built more in the middle. The Engineer stated that they have to stay so many feet away from the property line over there. The Vice Mayor asked how far they have to stay from the rear yard. The Law Director stated that it was 40 feet. The Law Director stated that you could put a deed restriction in for a scenic easement so no building could be constructed on it. The Vice Mayor stated that if there is a restriction of 100 feet on the north side, and the rules are 15' from the side line; it could go within 15' feet. In the rear yard it would have to be 40'. The Vice Mayor stated that there will have to be a variance from the front yard of 300' or so for the setback from the road. There should be some type of protected covenants (inaudible). It condenses the workable area for a house. The Vice Mayor stated that there is no house to be built east of Archwood in the narrow section so that it's at least 250' away. That would be one of the deed restrictions that everyone agreed to.

A resident asked if the Vice Mayor was saying that there will be something put in there that would assure that there would be so many feet on the other side. The Vice Mayor stated that there should be some buffer created on the south side that still allows an estate house to be built. If you take a house 90 to 100' wide, that is a pretty good size house. There is 355', so if you take 105' off the north, that would be 250'; and if you have a house if you went 50' or 100' on the south side, there would still be 160' from the rear yards on Eugene and Dora to the wider area. That is a good distance from the rear yards of that property. Law Director O'Brien stated that would apply if the applicant put the deed restriction in before the split. Also, the City Planner makes a valid point; if you assume that the land is all flat and buildable. Plus, if there has been no wetland delineation on the property. You actually need to go out and walk the property and do a wetlands study. You can come up with these restrictions, and there could be wetland right in the middle of where you're going to build the house. Then the house would have to be shifted over legally to allow the owner to build. The Vice Mayor stated that they could mitigate the wetland and move the wetland over and create a new area where they can't disturb it. The City Planner stated that is an 18 month process.

Mr. Sogor stated that they still need a comprehensive plan. Come in with a building plan for the house, the actual driveway. Show them where the creek is going to be put under the thing, and show where the house is going to sit. Give the residents a complete package. The Vice Mayor stated that the only problem with that is someone may want 10

**PLANNING COMMISSION WORKSHOP MINUTES – CITY OF
INDEPENDENCE, OHIO
AUGUST 7, 2007**

feet here, 20 feet here. It is not the Commission's call to do that. The Commission sets the parameter, the boundaries to put a pretty tight box in that area so that you can't move too much. When you are talking over a hundred feet away, 250 feet away from the neighbors, that is pretty good. This one parcel would negate the possibility of a subdivision being put in there. The Commission is trying to find some common ground that everyone can live with. It's not going to be perfect, but does it accomplish something that everyone can live with?

Chairman Lytkowski believes Mr. Sogor has a good point. The Chairman believes that if he had a concept with respect to this land he would feel more comfortable. Not tied down to the last foot to the north or south or east; but just basically a concept you can see where the drive is coming in at and so forth and so on. The Chairman does not think that is unreasonable. Everyone began talking at once. Mr. Sogor stated that if Elaine has two interested buyers; take an option on it, let the buyer come in and give everyone some conceptual plans. The Chairman asked Elaine if that would bother her. Elaine stated that it would bother her. She does not feel that anyone needs to show at this point what is going to be put on the land. Other than the fact that she has guaranteed that she would deed restrict it to one house; if everyone can't live with one house. Mrs. Sogor stated that when you look at various homes, you have some concept of what a home might look like; what may be back there. Elaine stated that she is looking for a home similar to Mrs. Sogor's home. Mr. Sogor stated that it shouldn't be a problem then. Everyone began talking at once. Elaine stated that she can't guarantee that her buyer, whoever it may be, is going to want to put that type of home there. Chairman Lytkowski stated that everyone would like to have a concept. He doesn't want to blow it out of portion or make it an inconvenience to Elaine. He would like to meet halfway in between someplace. Elaine asked why should she inconvenience her buyer to have to go out and have an architect draw up a plan before they even get the property.

Vice Mayor Kurtz would like to ask a question just to keep this matter moving along. This started out with more than a half a dozen issues that were sensitive to the people in this area. The Vice Mayor would like to take one step back before they go forward. The Vice Mayor asked if there was any objection to the four lots. There was none. He asked if there was any objection to the dedication of Archwood so that there are permanent parcel numbers on two houses to the north and the homestead on the south. There was none. The Vice Mayor asked if there was any objection to the vacating of Eugene Drive. There was none. The Vice Mayor asked if there was any concern relative to the conservation easement on the north side of the property. There was none. A resident stated that he had a concern about the swale. He would like to see some landscaping

**PLANNING COMMISSION WORKSHOP MINUTES – CITY OF
INDEPENDENCE, OHIO
AUGUST 7, 2007**

done along the back that faces their houses. Vice Mayor Kurtz stated that they have been assured through the Engineer's office that all the trees have been marked, and that the Vice Mayor is under the impression that they can put that swale in without losing trees. The Mayor stated that is the whole idea. The Vice Mayor stated he walked the property with Dr. Gervasi and there is a pretty defined area within the 75 feet where it makes the most sense to put the swale. He doesn't know if the swale would go into that area, if any of the major vegetation would be disturbed. City Planner Markley produced a picture of the area. There is a pretty defined area. The Vice Mayor asked if there is a possibility because of the equipment doing something – sure there is always that possibility. The Vice Mayor is suggesting based on his review that within that 75 feet and 25 feet of easement existing, that is a pretty good area to protect; not only to the property owners to the north allow them to put some realistic drainage in that area without major disturbing of existing trees. Mr. Sogor stated that he believes the farther west you get, the more trees that could potentially be disturbed.

Mr. Iula asked if the sewer that is in the back corner of the property is already run or will it have to be run. The Vice Mayor stated that to pick it up from the existing homestead, that it has to be run. The Engineer stated that there are sewers in there already going to the creek. The Vice Mayor asked the Engineer if the piped portion that he proposed on the homestead property has to be installed? The City Engineer replied "yes". (Inaudible) The Vice Mayor stated that it would be just north of the existing driveway on the Wisnieski property. Mr. Iula asked if there could be a catch basin put in with regard to the swale. The Engineer stated that it would have to be piped from the basin. Everyone started to speak at once. The Vice Mayor stated that the water sheets over that property so you are trying to pick up everything rather than concentrate it at a certain area. It is his understanding that they are going to try to catch it, swale it and take it so they can catch all along the swale rather than just certain areas. Mr. Iula stated that you could put a catch basin at the bottom of the swale. The Mayor stated that when you catch it, it has to go someplace. It just can't drop down. That is the reason why they wanted to keep the swale open. The City Engineer doesn't know if there is enough depth.

Mrs. Iula asked if the swale will help remedy the current water issues that they have. The City Engineer stated it will help some of their issues that are in the backyards of the properties. Mrs. Iula stated that is really what they had initial objections about; the current water situation where water sits in the southwest corner of their property and their neighbors' properties. The Engineer stated that if the property owners have water sitting in their yards, they will be allowed to put something in themselves to tie into the swale the City will put in. The Mayor disagreed. The problems that some of the residents have, Gervasi, Sogor and Iula, it is on the north. That water doesn't come south. It settles

**PLANNING COMMISSION WORKSHOP MINUTES – CITY OF
INDEPENDENCE, OHIO
AUGUST 7, 2007**

around their decks and around the houses. What the City has to do is somehow figure out how to pull that water and take it out to the street. The Engineer stated that it is a separate issue. The Mayor stated that it will help, but it is not going to resolve all of the issues because for those people that have water settling in their backyards; this is going to reduce the water, but the Mayor does not think it will take care of the whole thing.

Vice Mayor Kurtz stated that the issue originally came up because of the water coming from off site which created part of the flooding problems in the backyards. The Engineer is assuring everyone that this will mitigate and manage the water that is coming off site onto the residents' properties and causing the flooding. With properties that you indicated earlier relative to the house and the side yards, that is a separate issue. The Vice Mayor stated that the question is how do we manage any water that this property may be causing problems for your properties. Other than that, the Vice Mayor is not sure, but the Engineer is right, this isn't going to solve all the problems.

Mrs. Sogor produced pictures of the water in her yard after the rain on Tuesday. She was showing the amount of saturated water that was in her yard this morning. The Vice Mayor stated that it looks like the water was coming from the field into the backyards. Mr. Sogor stated that he can't say for certain where the water is coming from. Mrs. Sogor stated that even with a soft rain she still has that ponding. This is a consistent problem. The Vice Mayor asked the Engineer if some of the people on Hunting and Rosewood wanted to drain to the back to the swale, would that be a problem. The Engineer stated that they could do it. The Vice Mayor stated that he would have no objection, since it will be the City's conservation easement, to let any one of the homeowners tie in or slope to the backyard to vacate that water to the designated swale. The Vice Mayor stated that some of the landscaping might need re-worked, but if it drains the property and solves the problem, that may be a solution for everyone. The Mayor stated that what everyone is saying is that with that swale that is going to alleviate some of that, but not all of it. Everyone started to speak at once.

Mrs. Haddad asked how deep the swale was going to be. The Vice Mayor stated that it would be a couple feet deep. City Engineer Elewski stated that one of the problems in that subdivision is that when those houses were built and the yards designed, there was supposed to be a swale between each house and swales around the houses to take the drainage out. He is not sure if those swales have ever been maintained. It could be one of the problems. Mrs. Haddad asked where the water was supposed to go after it drained off the property, into the street? The Engineer stated "right". Mrs. Haddad said that it doesn't do that. Mr. Sogor asked if the aesthetics of the swale been completely designed yet or is that still to be determined. Is it going to be gravel filled? The Mayor stated that

**PLANNING COMMISSION WORKSHOP MINUTES – CITY OF
INDEPENDENCE, OHIO
AUGUST 7, 2007**

it would be grass. The sides will be sloped. Vice Mayor Kurtz stated that grass will grow and water will migrate through. It will be like a dry retention except when it is wet and gets too much water, then it will go to the catch basin on the east side. Everyone along there will have the opportunity, if they so choose, to tie into that swale once the Commission approves a plan. The residents would be able to tie in. The water in the back would be able to move to the swale and then go east.

A resident asked about Eugene Drive that vacating it will be part of the overall approval of all of this. The Vice Mayor stated that it will be part of the overall package.

Mrs. Haddad asked if there can be an assurance that Lot 4 cannot come back for a future split. The Vice Mayor stated that it would be a condition of the approval. They can always do anything. The minutes would clearly reflect the intent of the Planning Commission, individual members of the Planning Commission and for Council when they pass the necessary changes. Their intentions will be clearly reflected. If someone does try to come back, there will be enough evidence to clearly document the intent of the Planning Commission. The Law Director agreed. The Vice Mayor stated that there would be an overall package that was entered into in terms of the uses of this property long term and agreed to by everybody.

Mr. Sogor asked if they should review the record when Homestead was originally approved that created this landlocked parcel. There had to have been discussion about that. The Vice Mayor stated that it was different ownership technically. He thinks that was owned by members of a family separate from this property. The Vice Mayor stated that he thinks the property owner indicated one lot, one house. As far as he is concerned, that is the deal on Parcel 4. There are a half dozen issues that have to be resolved as part of that, and he thinks the Commission is working towards that. He wants to make sure that before they go into the proposal of isolating a house, and picking a house for a specific area on this Parcel 4; in the big picture and agreeing conceptually and there is no major objection because he does not want anybody to go through some run around and then find out that this is not what was agreed to. The Vice Mayor thinks he heard that everyone he talked to and listened to, conceptually agreed to the different concerns and issues that were addressed months ago. So, it boils down to how we want to proceed and how we want to document and go forward with the parameters that were outlined this evening. That is up to the Planning Commission and then City Council. From the Vice Mayor's prospective, he is comfortable with what was outlined. There seems in Parcel 4 that there may be a consideration for a proposal to come in as part of the deal for a specific use for Parcel 4. Then everything else gets cleaned up. Other than that, the only thing the Vice Mayor wants to make sure is that before they go to that level; that everyone is agreeing with the other steps. If they don't, there is no sense going to that level.

**PLANNING COMMISSION WORKSHOP MINUTES – CITY OF
INDEPENDENCE, OHIO
AUGUST 7, 2007**

A resident asked for a show of hands for anyone (inaudible). Vice Mayor Kurtz stated that East Archwood does not go to Parcel 4 frontage. It would have to go through the existing driveway of the existing lot. It will have to be jogged around. Actually, East Archwood ends in the corner of the properties of Hunting Lane right by Parcel 6.

Vice Mayor Kurtz stated that one of the concerns when he talks to people is the number of houses that could potentially be built there. He thinks that this situation has been mitigated to the best of their ability based on the consent of the landowner. Those are two issues that have been addressed completely forever in terms of that road continuing and the number of houses there.

A resident asked if there was a study performed of how deep this swale should be. (Inaudible) City Engineer Elewski stated that the swale is deep enough to take the water from south to north. The Vice Mayor stated that there are two looming factors. One is the depth of the creek on the east side of the existing homestead that goes between the houses on Brecksville Road and the existing homestead. They can't go any deeper than the bottom of that creek. That is issue one. They have so many lineal feet that they have to go back with a certain amount of flow. He thinks they have to take it as deep as they can, but you don't want to dig the swale any deeper than you have to so you don't disturb more property. You try to find a balance. Everyone began talking at once.

Mrs. Haddad asked if everyone can tie into the swale on the backside, is that swale going to be able to handle the additional water based on what the people have said. Can the swale accommodate the extra water on top of water would naturally come in from a storm or whatever. The Engineer stated that it could handle all of the water.

Chairman Lytkowski wanted the Law Director to re-cap the open items, and then the Chairman would like to bring the workshop to a close; keeping in mind that the applicant is on the Agenda for tonight's meeting. Law Director O'Brien stated that the items should be outlined in a more formal manner and provide them to the applicant so that she is comfortable with them, and everyone has a complete understanding of what is being talked about. What has been discussed here is a formal dedication of the Archwood Road off of Brecksville Road; a conservation easement in favor of the City of 100 feet, and he does not know if it is from the swale edge or from the property line, which will include the swale; a deed restriction of only one residential dwelling on the property, and that is Sublot 4; a drainage easement that they talked about; a vacation of Eugene Drive. The house must be built in the wider area at least 250 feet from the westerly edge. A scenic easement was talked about being placed along the southern border. Effectively, if you did that, and given the City's other zoning codes, they essentially would be creating a

**PLANNING COMMISSION WORKSHOP MINUTES – CITY OF
INDEPENDENCE, OHIO
AUGUST 7, 2007**

building envelope for a future home. Vice Mayor stated that there is also one more – the road Archwood has to migrate to the middle of the narrow piece of property as quickly as practical. In other words, you can't put the road on either end of the property; it has to go toward the middle as quickly as practical. The Mayor asked Gerri Chappel if that is where she is. She replied "yes". Vice Mayor Kurtz stated that the property owner would be responsible for traversing the culvert, installing the pavement portion to access the house. The point is that the street is in the north end of the property, and they are saying that the driveway has to migrate to the middle of the property so that it is not right up against any of the property lines.

Chairman Lytkowski reminded the applicant that she was on the Planning Commission Agenda later on this evening.

A motion was made by Jack Shallcross, seconded by Tom Narduzzi, to close the Planning workshop at 6:45 p.m.

**ROLL CALL: Yeas: Shallcross, Narduzzi, Kurtz, Lytkowski, Ramos
 Nays: None
 MOTION CARRIED**

Jack Shallcross, Acting Chairman

Debi Beal, Planning Commission Clerk
Minutes Unapproved at Time of Release 08/10/07