

CITY OF HIGHLAND HEIGHTS
REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
HELD: FEBRUARY 10, 2020 8:00 PM

Chair of Commission Adamus presiding.

PRESENT: Commissioners Adamus, Becka, DiLalla, Urban, Warner;
Recording Clerk Olson; Building Commissioner Grabfelder; Law Director Paluf

ABSENT: None

MOTION ON THE MINUTES: The reading of the minutes of the regular meeting held January 13, 2020 was dispensed with. Mr. Warner moved to accept the minutes as written; seconded by Mr. Becka.

FURTHER DISCUSSION: None.

VOTE: Ayes Adamus, Becka, DiLalla, Warner; abstain Urban. Motion carried.

SUBJECT: DAVID DALPIAZ, 302 MINER ROAD
PZ20002 VARIANCE TO MINIMUM LOT FRONTAGE REQUIREMENT

David Dalpiaz, homeowner, residing at 873 Rose Boulevard, Highland Heights, Ohio 44143, appeared before the Commission to request a variance to the minimum frontage requirement for each of the two newly reconfigured lots that would be created from a lot split of permanent parcel 821-10-006, located at 302 Miner Road, Highland Heights, Ohio 44143. The applicant eventually proposes to split parcel 821-10-006 into two buildable lots, each measuring 69 feet wide by 370 feet deep.

Mr. Dalpiaz stated he has executed a purchase agreement for the lot at 302 Miner Road that is expected to close in the next couple weeks. He said acceptance of the purchase agreement will enable survey work and demolition of the existing derelict house and other structures on the property to begin. He proposes to build a home on each of the two lots that will be distinct from each other and will face Miner Road.

Each of the two newly reconfigured lots will have a frontage of 69 feet and will not meet the current minimum Code frontage requirement of 125 feet. Law Director Paluf said lot regulation requirements have evolved over the years resulting in lot regulations becoming larger due to the fact that the permissible minimum lot size has increased. He stated the Commission established precedent by granting frontage variances in the past at 459 Lynden Drive and 462 Miner Road when taking into consideration the frontages of surrounding lots. There is a diversity of frontages in the general area at 302 Miner Road and the two southerly adjacent lots to the property at issue each have frontages of 69 feet. The variance amount in this case will be determined by the Commission and Mr. Paluf prior to the notice for the public hearing being mailed to adjoining property owners.

Mr. Adamus said he is not inclined to approve any additional setback variances from current Code lot regulations for the homes that will be built on these two lots. Mr. Urban recommended the applicant provide the Commission with site plans and drawings of the homes prior to this

variance request being considered. Building Commissioner Grabfelder replied this is a multi-step process that should begin with the frontage variance followed by the lot split. He said that afterwards the Commission can request the applicant submit conceptual home plans. Mr. Dalpiaz replied he will comply with current Code setbacks with the exception of the frontage requirement.

Mr. Adamus advised Mr. Dalpiaz of his option to be represented by an attorney at the public hearing scheduled for February 24, 2020.

**SUBJECT: CHAGRIN RIVER WATERSHED PARTNERS;
FRIENDS OF EUCLID CREEK/CUYAHOGA SOIL AND WATER
CONSERVATION DISTRICT
PZ20003 PRESENTATION ON RIPARIAN AND WETLAND SETBACKS IN THE
EUCLID CREEK WATERSHED**

Kimberly Brewster, Chagrin River Watershed Partners (CRWP), 38238 Glenn Avenue, Willoughby, Ohio 44096, and Elizabeth Hiser, Friends of Euclid Creek/Cuyahoga Soil and Water Conservation District (CSWCD), 3311 Perkins, Suite 100, Cleveland Ohio 44114, appeared before the Commission to present information regarding the benefits of riparian and wetland setbacks for streams and wetlands in the Euclid Creek Watershed into which the 4.8 square mile area of Highland Heights drains. Also discussed was the benefit of setting ordinance regulations to flex side, front and rear setbacks of structures, future development and redevelopment areas in order to maintain riparian and wetland protections. A question and answer period followed.

The presenters provided the Commissioners with copies of the City of Highland Heights riparian and wetland map identifying wetland areas and CRWP model riparian protection setbacks. They stated assistance is available to the City from CSWCS and CRWP for guidance regarding adoption and implementation of setback ordinances that would benefit the City by protecting and restoring healthy soil and water resources and avoiding increased erosion, water quality problems and an increase in infrastructure costs and resident complaints.

Mr. Adamus thanked Ms. Brewster and Ms. Hiser for their enlightening presentation and expressed appreciation knowing their organizations are available to the City as a resource.

ADJOURNMENT: A motion to adjourn the meeting was made by Mr. DiLalla. Said meeting adjourned at 8:38 p.m.

Susan M. Olson, Recording Clerk

Vince A. Adamus, Chair