

**MINUTES OF A REGULAR MEETING  
OF THE PLANNING COMMISSION  
CITY OF INDEPENDENCE, OHIO  
Held in the Council Chambers at City Hall**

**7:00 P.M., OCTOBER 2, 2007**

Chairman Lytkowski called the meeting to order at 7:00 p.m., October 2, 2007 and the following responded to Roll Call:

**PRESENT:** Dale Lytkowski, Chairman  
Jack Shallcross  
Tom Narduzzi

**OTHERS**

**PRESENT:** Gregory J. O'Brien, Law Director  
  
Ron White, Economic Development

**ABSENT:** Fred P. Ramos, Mayor  
Gregory J. Kurtz, Vice Mayor  
Don Elewski, City Engineer  
Jeff Markley, City Planner

**AGENDA:**

**Old Business:**

**Approval of Minutes of Planning Commission Workshop held on September 4, 2007.**

**Approval of Minutes of Regular Planning Commission Meeting held on September 4, 2007.**

**PLANNING COMMISSION MINUTES – CITY OF INDEPENDENCE, OHIO  
OCTOBER 2, 2007**

---

**Old Business:**

1. **Bartlett Cove, PPNs 563-01-043, 563-01-044, 563-01-045 & 563-01-046**  
– Lot split and consolidation of 4 existing Sublots in Phase 2, Section 3 of Chestnut Woods Subdivision.

**New Business:**

2. **The Meadows, Phase 2, Mackenzie Drive** – Preliminary plan to subdivide parcel into 7 lots and extension of Mackenzie Drive 150' with a cul-de-sac.
3. **Rockside Road Central/Oak Tree Blvd.** – Variance from Ordinance 1354.06 (Riparian and Wetland Setbacks) for property located at Oak Tree Blvd. intersection to facilitate the addition of a turning lane on Oak Tree Blvd. to accommodate traffic.

**Other Business:**

4. **Chapter 1141.021 Class U-2 Uses – Senior Citizen Residential Development** – Scheduling of Workshop to discuss and reconcile the various ordinances with regard to senior housing.

Chairman Lytkowski asked for the approval of the minutes of the Planning Workshop held on September 4, 2007 and the Regular Meeting of September 4, 2007; however, there was not a quorum present, therefore the Minutes will be approved at the November Planning meeting.

**Bartlett Cove** – This item was removed from this month's Agenda at the request of the applicant and will be before the Planning Commission next month.

**The Meadows, Phase 2, Mackenzie Drive** – Mr. Brett Reed of ADR and Associates was in attendance. This is just an extension of Mackenzie Drive from the existing portion of 150' with a cul-de-sac. There will be 7 lots created. Chairman Lytkowski stated that no action can be taken on this matter tonight. There will have to be a Public Hearing set on this for next month. Chairman Lytkowski stated that there were two issues with regard to this matter that he wanted to discuss with Mr. Reed before the Public Hearing. City Engineer Elewski indicated to the Chairman that on the sketch, immediately off Mackenzie Drive, there are two lots that the Commission would like to see in detail as to

**PLANNING COMMISSION MINUTES – CITY OF INDEPENDENCE, OHIO  
OCTOBER 2, 2007**

---

the topography of those two lots. Vice Mayor Kurtz requested the Chairman to indicate to Mr. Reed to make sure that Mackenzie Drive, Phase 2, the Meadows, there is a comprehensive water control program that permanently eliminates the water problem as it flows down Pleasant Valley. That is a deep concern to the Vice Mayor and to the entire Planning Commission. Those two things are very critical. Chairman Lytkowski stated that when the applicant comes back next month at the Public Hearing, he would like answers on the two lots and a definitive water program that the City Engineer approves of. Law Director O'Brien asked Mr. Reed if he was going to have a Hydrologist look at the water issue. Mr. Reed replied "absolutely". Chairman Lytkowski requested that Mr. Reed submit that information to City Engineer Elewski before the Public Hearing.

Chairman Lytkowski stated that the November Planning Commission meeting will be on Thursday, November 8, 2007, not Tuesday, November 6, 2007 as it is Election Day. The Planning Commission caucus will be at 5:30 p.m. on Thursday, November 8, 2007, followed by the Public Hearing regarding Mackenzie Drive, and the Regular Planning Commission meeting at 7:00 p.m. that evening.

**A motion was made by Chairman Lytkowski, seconded by Jack Shallcross, to set the above matter for Public Hearing on Thursday, November 8, 2007 at 6:00 p.m.**

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

**Rockside Road Central/Oak Tree Blvd. -** Law Director O'Brien stated that as a result of the Rockside Road widening and some of the improvements to the Central Section, he has provided the Commission with a packet of information that he would like entered into the record. In that document it sets forth that one of the turning lanes encroaches upon a stream in that location. Under the City's Ordinances, they need a variance for that. This is just a housecleaning measure to obtain that variance to make sure that the City complies with its own code. The drawings are from the City's Project Manager, Transystems. Chairman Lytkowski asked if there were any questions or comments. There were none. Mr. Shallcross feels that this is pretty self-explanatory.

**A motion was made by Jack Shallcross, seconded by Tom Narduzzi, to approve the variance.**

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

**PLANNING COMMISSION MINUTES – CITY OF INDEPENDENCE, OHIO  
OCTOBER 2, 2007**

---

Chairman Lytkowski stated that the last item on the Agenda is the Ordinance for re-zoning for Senior Citizen housing. The Planning Commission had a Workshop today with the Senior Coalition, with some of the Council members and the Planning Commission. They think that they have an agreement. It will be reduced to writing by the Law Director. Hopefully, it will be able to get on the ballot by March. Mr. Nicastro stated that this will come up in March; no if, ands or buts. Chairman Lytkowski stated that they will have 100% support from the administration and City Council.

**There being no further comments or business, a motion was made by Chairman Lytkowski, and approved by the Commission, to adjourn the meeting at 7:10 a.m.**

---

**Dale Lytkowski, Chairman**

---

**Debi Beal, Planning Commission Clerk**

Minutes unapproved at Time Released 10/05/07