

The meeting was called to order at 7 PM by Chairman Dave McGrath and the Pledge of Allegiance was recited.

**Members Present:** Laraway, Grey, Schofield, Preuss, Simon, and McGrath  
**Members Excused:** Tafreshi

A motion was by Laraway, seconded by Grey, to approve the Agenda as presented.  
VOICE VOTE: MOTION CARRIED 6-0-0.

A motion was made by Laraway, seconded by Grey, to approve the minutes of the May 9<sup>th</sup> meeting as presented. VOICE VOTE: MOTION CARRIED 6-0-0.

**Reports:**

- Chairman: None
- Village Manager: Wolff discussed upcoming time-off he has planned and whether that would impact the July meeting.
- Village Council: Grey discussed the May Village Council meeting and the May and June Work Sessions. Grey also discussed that the Council did discuss options on trash service for the community and are interested in having the Manager report back on options that could be considered in the community.

**Public Hearings:** None

**Public Comment:**

- Paul Cueny of Clubhouse Drive briefly discussed the Council Work Sessions and clarified that the Council was not working on Planning Commission related ordinances.
- Mike Fiorillo of Coldwater Road asked for the Planning Commission to consider as part of their update of the use development criteria a change which would allow him to convert his house into a lodging facility for guests from wedding receptions hosted at his property.

Grey discussed that in the past there has been a request to establish a Bed & Breakfast in the Village and that the Village turned that down.

Wolff stated that there have been several attempts to start short-term rentals which are prohibited in the village.

Simon stated that he thinks there is a need for some type of lodging option in the community.

Laraway stated he was in favor of looking into how that could happen in the zoning code.

### **Existing Business:**

#### 1. Proposed Ordinance 2017-02

The Planning Commission began its review of the various uses listed in the draft.

Grey asked about whether the Village should require a hard surfaced floor in airplane hangars. The Planning Commission discussed this, and felt that due to the potential of spills involving fuels and other fluids it was appropriate to require a hard surfaced floor.

It was again discussed that since the most common interest recently regarding hangars has been for storage buildings, that the draft includes language which would tighten the restrictions on hangars, but also create a few circumstances where self-service storage buildings would be permissible in the AR District.

Laraway asked for the use to be called "Aircraft" and not "Airplane" when discussing hangars.

The Planning Commission discussed the need for a minimum dwelling size for apartments. It was agreed to use the standards of §1238.05(11) as the minimum size standards for attached dwelling units outside of the LR-3 zone.

There was discussion on Bars & Taverns and setback requirements for them from other uses. It was also discussed to allow Bars & Taverns in both the ECB and WCB. The Commission discussed the need to have the setback from other uses consistent for Bars and Brewpubs and Breweries.

The Planning Commission discussed fire code concerns with Boarding Houses and also the lodging request presented by Mike Fiorillo. On the surface it seems the nature of Mr. Fiorillo's request might fit the definition of a Boarding House.

The Planning Commission included language about noise and odors not leaving the site for various uses.

### **Public Comment:**

- Paul Cueny of Clubhouse Drive discussed being consistent and allowing Bars & Taverns in the same areas Brewpubs.
- Mike Scherba asked whether the Village could exclude certain uses that the community would not want in the zoning code.

With no further business, the Planning Commission adjourned the meeting at 9:02 PM.

---

Jeff Grey  
Village Clerk