

**PLANNING COMMISSION
MEETING**

October 20, 2020

The regular monthly meeting of the Oregon Planning Commission was called to order in the Oregon Municipal Building by Chairman Scott Winckowski. Members present included Mayor Seferian, Yussef Olive, Greg Vriezelaar, and Rick Orovitz. Also present were Public Service Director Paul Roman, Commissioner of Building & Zoning James P. Gilmore, and Acting Secretary Alex Schultz.

The meeting was called to order at 5:00 p.m.

Mayor Seferian moved to approve the August 18, 2020 regular meeting minutes as submitted. Seconded by Mr. Orovitz. All members were in favor.

The following items were on the agenda:

Preliminary Plat approval, Eagles Landing Subdivision, Plat Eleven.

Mr. Gilmore stated this plat meets all city specifications for lot size, width and depth as submitted. The plat has been looked at by the Public Service Director and it meets all of our requirements

Chairman Winckowski asked where this plat was located.

Mr. Rigg answered that it is where the old Jacobs Drive was. All they did was replace the old pavement.

Mr. Orovitz asked if this was in the center of the Eagles Landing Subdivision.

Mr. Rigg answered that he wanted to connect the two sides of Eagles Landing with this plat, but it was difficult with the cost of drawings, permits, and EPA regulations.

Chairman Winckowski moved to close the public hearing. There were no objections.

Mr. Olive then moved to approve the Preliminary Plat, Eagles Landing Subdivision, Plat 11. Seconded by Mr. Vriezelaar. All members were in favor. Preliminary Plat approval for Eagles Landing, Plat 11 passed with a vote of 5-0.

Preliminary Plat approval, Eden Park Subdivision, Plat(s) Five and Six.

Mr. Gilmore stated that Five and Six have been approved by the city previously, but since the city has acquired adjacent land the plat has changed. These changes are reflected in this plat. There are no variances needed for the lots as they all meet the city's requirements, and the public service director has confirmed that this is the case.

Greg Feller, President of Feller, Finch & Associates Inc, stated that the majority of plat Five and Six have not changed since it was previously approved. In fact, the only difference is the removal of a sub-street that went to the east.

Steve Kirian of 5057 Dove Rd. asked if the plats would have a sidewalk along Wynn Rd. once the subdivision was complete.

Mayor Seferian answered yes, he believes that is what was approved by the Service Director.

Stacey Erard of 166 Lawai asked what the time frame was for completing these plats.

Mr. Feller answered they would start in the spring.

Paul Soltesz of 21695 Luckey Rd., Luckey, OH 43443 stated that he owned the two parcels to the south of plats Five and Six. Mr. Soltesz asked if the subdivision was going to build up along the south side of their property or if there were going to be swales.

Mr. Orovitz asked if Mr. Soltesz' question was related to drainage.

Mr. Soltesz replied yes.

Mayor Seferian responded that any time there is a development they are required to control the drainage at the direction of the Service Director and that the best person to answer Mr. Soltesz' question is Mr. Roman.

Mr. Roman stated that the detention pond the city just built is to take drainage from this residential area and that there will be swales to take the drainage into there.

Chairman Winckowski moved to close the public hearing. There were no objections.

Mr. Olive then moved to pass Preliminary Plat, Eden Park, Plat(s) Five and Six. Seconded by Mr. Orovitz. All members were in favor. Preliminary Plat approval for Eden Park, Plat(s) Five and Six passed with a vote of 5-0.

Preliminary Plat approval, Eden Park Subdivision, Villas

Mr. Gilmore stated that this particular plat needs some variances for the lots. We don't presently have a zoning classification for a denser housing development. The variances needed are a 20 foot front yard setback, a 20 foot rear yard setback, a five foot side yard setback, a 5,500 square foot minimum lot area, a 27 foot width pavement, for lot 17 to have a 96 foot setback from Starr Ave. and for a lot width of 50 feet. Mr. Gilmore again stated that we simply do not have a zoning classification for a denser housing development such as this. Mr. Gilmore also stated that this plat has been before this commission before and that the only difference is that the lot sizes are larger than they were previously.

Mayor Seferian stated that we had hoped to come up with a newer zoning to address something like this because with the changing times we will find this kind of development to be somewhat

customary, but it was not as easy as they initially hoped. Mayor Seferian stated that for a while the commission will probably see a lot of similar requests until a new zoning is created.

Ken Romstadt of 5205 Navarre Ave. stated his son and brother live across the street from this development, on Starr Ave. Mr. Romstadt requested that the subdivision's sewer lines be extended down across Starr so that his son and brother may tie in.

Mr. Roman answered that the subdivision is going to tie into their existing sewer system that they invested in and that there is an active sewer petition on Starr Ave. to get sewer there.

Mr. Romstadt stated that the active sewer petition that is out right now would cost him nearly \$230,000 for about two lots and his brother would only be \$10,000 less. He stated those lots are only really worth around \$300,000 a piece so he would like to know if the subdivision could just extend their sewer down. Mr. Romstadt stated subdivisions are required to extend sewer to all of the streets in their subdivision.

Mr. Roman stated that the subdivision will have sanitary sewer lines installed to service all of the lots in the subdivision, but the bottom line is they put in the sanitary sewer for the existing parts of the subdivision and sized the sewer to serve only their development. Their depth and size are only designed to cover their subdivision.

Mayor Seferian stated that Mr. Romstadt is asking if the sanitary sewer could be extended past Starr Ave. and that his answer is that the subdivision would not be required to do that. In certain cases, the city has paid to upsize sewers in order to serve additional lots. However, if the city were to do that, we would have to subsidize that. What is usually set up to address the sanitary sewer here is to go east towards Stadium Rd. Mayor Seferian stated he does not know how the petition got its numbers, then asked how many dollars a foot of frontage his numbers were.

Mr. Romstadt replied it would be \$100 - \$300 a foot.

Mr. Roman stated that was conservative, but it could be true.

Mayor Seferian stated that if we were to connect through this subdivision, we would still be looking at \$100 a foot anyway.

Mr. Roman stated that the developer will do what they want, and they lose a lot of depth by the time they get to Starr Extension. It is possible that they could get a few more feet of depth by putting it in lower, but the bulk of Starr Extension was intended to go to Stadium. Unfortunately, this is where the divide between two systems meet. Pearson Park can never be assessed, so it makes it tough to put sewer in.

Mr. Romstadt stated that all he is saying is that they need to have sewer and is asking if they could extend that 100 feet.

Mr. Roman replied that we can look at what we can do and that the request is if the city can put the sewer in as deep as possible and go as far as possible.

Mr. Romstadt replied his son and brother won't care much about depth and asked if the sewer was an 8-inch line.

Mr. Roman replied that an 8-inch line can service a lot of homes and all that really matters is the depth. It is possible that with the subdivision layout the sewer will run out of fall by the time it reaches Starr.

Mayor Seferian stated that the city will look at what they can do. But the city will not hold the development up or hold them to the fire for it. If the city can do it practically, then we will do it.

Mr. Romstadt asked how large the open space is to the north of Starr Extension and who would maintain it.

Mr. Feller replied that it is 50 feet and that the subdivision will maintain it.

Mr. Vriezelaar asked Mr. Gilmore if the pavement width referenced before was how wide the road is and why the pavement needed to be 27 feet rather than the required 29 feet.

Mr. Gilmore replied yes, the pavement width referenced was how wide the road is.

Mr. Roman replied that there are several other existing subdivisions in Oregon that have 27-foot-wide streets, but the current code requires 29 feet. A 27-foot-wide road works, but you would not want to go any smaller.

Mr. Olive asked if the larger lot sizes than from the last time they were before the board meant we were increasing the house sizes.

Mr. Feller replied they reduced the number of lots by five to get more space and that this type of product did not have very large houses as they are for an aging generation that would like to downsize.

Mr. Orovitz asked what the average square footage of these units would be, what size of garage there would be, and if there would be an HOA for snow and grass.

Mr. Feller replied that the houses were 1,500 square feet and that there was going to be an HOA. The reason why the lots were made larger was to fit in two car garages and to move the sidewalk back from the street.

Mr. Orovitz then asked if there would be on-street parking.

Mr. Feller replied that there would be on-street parking on one side.

Mr. Soltesz asked if the drainage from this development would go into the newly created pond as well.

Mr. Roman replied yes.

Mr. Soltesz then asked if there would be plantings along the back yards of the villa units.

Chairman Winckowski replied that there would be no requirement for that no matter what was approved here today.

Chairman Winckowski moved to close the public hearing. There were no objections.

Chairman Winckowski then moved to approve the preliminary plat Eden Park Subdivision, Villas inclusive of all variances as referenced by Mr. Gilmore who read them into the record earlier (a 20 foot front yard setback, a 20 foot rear yard setback, a five foot side yard setback, a 5,500 square foot minimum lot area, a 27 foot width pavement, for lot 17 to have a 96 foot setback from Starr Ave. and for a lot width of 50 feet). Seconded by Mr. Vriezelaar. All members were in favor. Preliminary plat approval for Eden Park Subdivision, Villas passed with a vote of 5-0.

***** With no other business, the meeting adjourned at 5:39 p.m.

Alex Schultz,
Acting Secretary