

Bike Lanes, Sandwich Boards and Housing Boom Challenge Council

By Katy Wood

Three key issues relating to Terrace Park safety and growth were addressed at the October Council meeting. Council members were ready with research, greeting serious resident concerns with evidence of at least serious consideration.

Resident Becky Carman, of Michigan Avenue, returned to Council a third time, briefly restating her concerns over the Elm Ave. bike lane changes and the chip and seal surfacing of Terrace Park roads. Sally Lyons, of Robinwood Lane, echoed distress about the bike path.

Dan Startzman, Public Works Chairman, reported that the county engineers' office recommends against barriers of any kind above pavement level. This is due to liability concerns. Mr. Startzman also referred to Federal Department of Highway standards for bike lane safety. The Elm Avenue lane reportedly exceeds these standards, given the extra width both of the road and the dividing line at the bend.

In response, Solicitor Robert Malloy noted that bike lanes in Blue Ash, which are typically separated from the road with the officially recommended white line, incorporate collapsible pylons at one particularly severe bend, located on Cooper Road. He suggested that a balance might have been sought there between liability concerns and cyclist safety.

Subsequently, council members Steven Holmes, John Finnigan and Jack Brown all appealed for the necessity of such balance in Terrace Park. Mayor Jennifer Comfort requested that Mr. Startzman research the Blue Ash decision to install collapsible pylons.

A street management report presented to Council included projected cost differentials between asphalt pavement and chip and seal. This information is available for review at the Village office.

Owners of the Gold Leaf and Ted's Toys and Trains, T.P. businesses located in the shopping center on Wooster Pike, entreated Council to allow the continued use of sandwich board signs for advertisement. The Planning and Zoning Commission is currently writing policy regulating this type of signage. These small business owners consider these signs, placed near Wooster Pike, necessary for survival. They noted only very limited space is available to them on the large permanent sign in the parking lot. Sandwich board signs were presented as the best alternative in terms of providing visibility to passersby. Additionally, the need to restrict the signs was questioned as they have been used without community complaint for a number of years.

Following the meeting, Mayor Comfort was asked why these signs had become an issue. She indicated that the Planning and Zoning Commission was required to approve all signage. She also stated that the aesthetic and safety aspects of having numerous impermanent signs in the parking lot were being reviewed.

The Planning and Zoning Commission will complete the writing of their recommendation at their next meeting, October 21, 7:30 p.m. at the Community Building.

Resident Robin Murphy, of Lexington Avenue, also addressed Council, reading a letter she also sent to *Village Views*, (see p. 2, **Letters to the Editor**). Some of her concerns were later addressed by a report read by Dan Keefe, reprinted here on pg. 6. This report, written by the Planning and Zoning Committee after extensive study of Terrace Park's zoning ordinances, concludes it is impractical for the Village to attempt to regulate the size and appearance of new construction in this community. Mr. Keefe did respond to Ms. Murphy sympathetically, however, suggesting that she might continue to express her desire for an architectural review board, for instance, by pursuing a ballot initiative.

Other business included:

- an ad hoc committee will be formed to explore the feasibility of putting medians on Wooster Pike through Terrace Park
- Brownie Troop 1634 received approval to adopt the 400 block of Elm Ave. for litter pick-up



Jim Rauth and Ruth Rauth, authors of *Reflections of Mind and Place*

Local Authors Publish Book to Benefit Environment

Reflections of Mind and Place, by Ruth Rauth, poet, and Jim Rauth, photographer, of Wanoka Woods Drive, will be available for sale after October 20 at Cincinnati Nature Center and Grailville bookstores. Published by Images in Print, this is Ruth's second book and Jim's first. "Our primary goal with this book is to share with the reader our reactions to the natural beauty that can be found almost anywhere," the Rauths state. Along with other writers and artists, the Rauths will be honored at a reception in the Rowe Building at Cincinnati Nature Center on Sunday, November 29 from 3-5 p.m. The public is invited, and there will be no entrance fee. Autographed copies of the book will be available for \$19.95. All proceeds go to the organizations selling the books.



Above: Local artist, Mark Eberhard, stands by the "Birds in Art" exhibition poster.

Terrace Park Artist Chosen for World Renowned Art Exhibit

Mark Eberhard has been selected to participate, for the second consecutive year, in the "Birds in Art" exhibition at the Leigh Yawkey Woodson Art Museum, Wausau, Wisconsin. His painting, *The Lawn Party*, will be on view through November 1, 1998. Eberhard's painting will be part of the traveling exhibit as well, which will tour three other American museums through August 1999.

Other paintings by Eberhard can be seen locally in the upcoming Great American Artists Exhibition and Sale being held at the Cincinnati Museum Center, November 14, 1998-January 3, 1999.



The Lawn Party painting by Mark Eberhard. This magnificent painting will be on display in four American Museums, starting at the Leigh Yawkey Woodson Art Museum in Wausau, Wisconsin.

Letter to the Editor:

Dear Fellow Residents,

I was interested in the article in the September issue of the *Village Views* due in part to the fact that some of the title was excluded. The title of the article should have read **Building Boom, Builders' Dream, Residents' Nightmare**. A goal to have a 1 million dollar home in Terrace Park? To end world hunger, find a cure for cancer, have our children grow into adults with integrity and morals, have a 1 million dollar house on our street? Does that last goal really excite someone? If so, then this is not the Terrace Park some remember. Sadly, Terrace Park is losing its charm. Turning into a place of greed where each neighbor has to have the biggest and best, our neighborhood has given new meaning to an old cliché—keeping up with the Rockefellers.

In the September article, Mr. Harth is quoted as saying he is putting big houses on little lots because "I hate to say no to people". Some might perceive that to mean I'll do anything for a buck. In addition, a building inspector/septic tank inspector/one of the busiest contractors in Terrace Park is indeed a man wearing 3 hats. However, isn't this like the dog guarding the hamburger? Perception of conflict of interest alone might dictate a lesser man to resign. The time has come to bring a non-partial building inspector who doesn't have any kind of vested interest in what goes on in Terrace Park. And although an architectural review board might seem like an extreme to some, perhaps this is now the only way to save what is left of the Park's integrity. I say this as I think about the thoughtless comment by Mr. Harth when he stated "No one has been hurt by these big houses". A thoughtless comment because when you take the time to consider the integrity of the Park, not everyone who lives in Terrace Park is money driven.

In conclusion, indeed this is a time for change. A change to stop the destruction, and put some guidelines in place that will make these changes a little more palatable for everyone. I urge you to let your councilmen and mayor know how you feel. Tell them you would like an outside independent building inspector. In addition, let them know you are interested in an architectural review board to establish guidelines for future structures and additions. Act now or don't whine later.

Sincerely,
R.J. Murphy

P.S. Can I still have that building permit for a new fence?

The Gold Leaf Leaves Little to be Desired

By Noel Julnes-Dehner

"A mat is more than just a pretty color," proclaims a pamphlet at The Gold Leaf frame shop. Owner Phillip Wells agrees. "All of our mats are buffered and acid free, which means they won't brown or fade." Using 'Museum Board' mats, the high quality mats used by the Metropolitan Museum of Art, The Gold Leaf also specializes in conservation work, saving Terrace Park residents a trip outside the Park.

Phillip has a strong background in working with wood. "My frame corners are even, no gaps, nothing added." His father, who was a woodworker and later became an elementary school teacher, taught him these skills. In contrast, Phillip was a science teacher and principal but now works with wood. It was while he was a principal at a private school that he began planning his framing business. Having built the school not only by designing curriculum, but also by supplying hammer and nail alongside the contractor, he knew his aptitude for detail and construction. He enjoyed art, particularly the chalk pastels of his artist wife, Regina, and the paintings of the 18th century famous for their attention to detail. As an accomplished framer of Regina's work, he recognized the opportunity to combine his interests with business when the owner of the former Frame and Save moved away.

The Gold Leaf differs from Frame and Save by offering a wider range of services. Besides the addition of conservation work, Phillip has special training in using templates to make decorative corners, framing needlepoint, and adding fillet, the small frame inside the matting which adds luster and reprises the outer frame.

Ever since his first day at the shop, when a woman opened the door and said, "Welcome to Terrace Park," he has been involved in our community. The Gold Leaf has hosted a Will Hillenbrand book signing and art lessons for children. Because he appreciates villagers' friendliness and their patronage of local businesses, he has donated items to Kindervelt, the Terrace Park PTA and the Police Department.

As the holiday season approaches, Phillip advises customers to plan ahead and bring their ideas to him in the next month. There are wonderful gifts to be made. "You can frame family photos for grandparents or as mementos of last year's special vacation. Or bring in your parents' war medals and enlistment photos. Or wedding announcement, garter and signature book."

Other gift possibilities includes items for sale in the shop, such as an antique print of the 1893 Chicago World's Fair, prints by Warren Hill, McKnight and a signed and numbered print by Grunwald, a well known artist commissioned by the White House to do folk art.

Plans are underway to expand the shop's print ordering business and the ready made frame selection. As their motto explains, "Gold Leaf: Dedicated to Quality and Service."

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DECEMBER DEADLINE CHANGE:
In order to accommodate holiday advertisements, *Village Views* is changing the deadline for the December 1998 issue to Monday December 7. All camera-ready ads and articles must be submitted by 9 p.m. on Monday December 7, 1998. The November 1998 deadline remains the second Monday, November 9 at 9 p.m. Thank you for your attention to these details.

Who to contact:
News & Editorial:
Gillian Littlehale @ 831-6248
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Features Coordinator
Cyndy Finnigan @ 831-5121
Advertisements:
Business Manager
Gerri Kennedy @ 831-2388
Where to Send:
Village Views P.O. Box 212
Terrace Park, OH 45174
Articles are accepted in any form. If possible the staff prefers to receive contributions on disk. Save articles on disk as MicroSoft WORD files. Please put your name, article name and date on disk. Or e-mail your articles to **GIL Views@aol.com**

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Fall Safety Alert

By Officer Doug Sowders

With a new season upon us and as the leaves begin to fall, the safety of our children was brought to our attention by a concerned citizen. For years leaf piles have been an autumn source of enjoyment for children of all ages. However, the danger of playing in leaves near the roadway is obvious.

If you have children who enjoy this type of seasonal "play" please take a few moments to explain to them the importance of playing away from the road. Leaves are piled along the roads for village maintenance crews to pick up. Some streets in Terrace Park then get narrow, and vehicles passing each other have no choice but to drive through the leaves by the side of the roads. Should a child at play decide to hide in those leaves a serious injury could occur. If you are a driver, it may be in your best interest, if at all possible, to avoid the leaf piles, not only for the safety of our children, but also to avoid debris which may cause damage to your car.

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Terrace Park Elementary Librarian Diane Gunter, left and Book Fair chairpersons, Holly McCormack and Judy Peterson

"Get Caught Up With Reading"

Get caught by the 1998 Terrace Park PTA Book Fair! The annual Terrace Park Elementary Book Fair will be held early in November this year hoping to catch those of you who plan on getting your Christmas shopping done before Thanksgiving. There will be many paperback and hardcover books for pre-school through adult readers, all organized by age level. A large inventory of computer software will be found along with posters, story videos, and other items for every name on your holiday list.

The Book Fair hours are Tuesday, Nov. 10, 3p.m. - 7p.m. Wednesday, Nov. 11 and Thursday, Nov. 12 8a.m. - 7p.m. The sale will take place in the Terrace Park Elementary Library. Cash or checks accepted only. Questions? Call Holly McCormack @ 576-0884 or Judy Peterson @ 248-4119.

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Advertisements for *Village Views* may be placed in a variety of sizes. A business card size (2 x 4) is only \$24 per month. A classified ad is \$5 to village residents only. Call Business Manager Gerri Kennedy @ 831-2388 for additional rates. *Village Views* welcomes your business.

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Neighbor to Neighbor

Kindervelt #76 Presents

TERRACE PARK'S 12th ANNUAL LUMINARIA SUNDAY, DECEMBER 6, 1998

Terrace Park Kindervelt #76 will once again sell luminaria kits in connection with the 12th Annual Tree Lighting Ceremony, which will be held on the Village Green, Sunday, December 6. Luminaria Kits contain 20 candles, 20 white paper bags, approximately 15 lbs. of sand and instructions for assembly. Each kit costs \$10.00.

Luminaries can be placed along your sidewalk, driveway, or street with the candles lit. The fire siren will sound at 6:00 p.m., December 6, to signal the lighting of the luminaries. No fire siren will indicate a postponement of one week, due to inclement weather. Festivities on the Village Green begin at approximately 8:45 p.m.

This will be a magical start to the holiday season that could only happen in a community like Terrace Park!

To take part in this holiday tradition, please complete the order form below. Mail this form along with your check made payable to Kindervelt #76 by November 11, to Sandra Taylor, 1430 Elm Lane, Terrace Park, OH 45174.

Kindervelt members will also be taking orders for kits November 1 - 13 by phone or door-to-door. Kits will be delivered to your home on November 21. If you have any questions, please call Julie Smith @ 831-0091 or Sandra Taylor @ 965-0714.

All proceeds will benefit Children's Hospital Medical Center.

LUMINARIA ORDER FORM

Name _____
Address _____
Phone _____
of Kits _____ @ \$10.00 each = TOTAL ENCLOSED _____

December House Tours Announced

The Terrace Park Garden Club is pleased to announce the December 1998 House Tour and the following gracious home owners: the Beyersdorfer family—812 Yale the Gaburo family—440 Elm the McClurg family—820 Stanton the Mercier family—404 Miami the Schmidt family—107 Marion the Taylor family—1430 Elm Lane the Voegeli family—315 New Street

The date of the tour is December 6 from 1-5 p.m. Tickets can be purchased for \$10 from any garden club member or at the Community Building the day of the event. Entry to all seven homes is included in the ticket price. Refreshments, holiday greenery and quality, distinctive crafts will be available at the Community Building during touring hours. Anyone interested in being included as a craftsperson at the event should contact Cynthia Johnston @ 248-2124.

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Borden Selected for Writing Workshop

Mariemont High School junior and Terrace Park resident Ted Borden has been selected to attend the Miami University Scholastic Writer's Award. Ted will attend the event in December with English teacher Cheryl Toefer and two other Mariemont students. The students were chosen to attend the event by the high school English department. During the event, the students will share their prose and have their writing evaluated by a Miami University professor and a different high school English teacher.

Mariemont Students Honored By AP Board

The College Board has named three Terrace Park residents and 1998 Mariemont High School graduates AP Scholars in recognition of their exceptional achievement on the college-level Advanced Placement (AP) Examinations. Approximately 23 percent of America's graduating seniors have taken one or more AP Examinations. Only about 13 percent of the more than 635,000 students who took the exams in May 1998 performed at a sufficiently high level to merit such recognition.

Graduate Daniel Startzman qualified for the AP Scholar with Distinction Award by earning an average grade of at least 3.5 on all AP exams taken and grades of three or higher on five or more of these exams. Graduates Christina Ehrnschwender and Bethany Peoples qualified for the AP Scholar Award by completing three or more AP Examinations, with grades of three or higher.

TP NEWCOMERS PRESENTS:

SWING DANCING-AT THE 20th CENTURY IN OAKLEY SATURDAY NOVEMBER 7

Come join us for an evening filled with music, dancing and plenty of swing instruction. Social hour begins at 8 p.m. and the 20th Century Swing Machine Band begins at 9 p.m. Tickets are \$15 per person. Please call Maureen Vignola @ 965-0631 or Leanna Paz @ 965-0846 for further information and to reserve your spot for this great event!

COMMUNITY REMINDERS

VILLAGE VIEWS REMINDS RESIDENTS THERE WILL BE NO BRUSH PICK-UP DURING LEAF COLLECTION, OCTOBER 19 - NOVEMBER 30.

TRICK OR TREATING WILL BE HELD ON OCTOBER 31, FROM 6-8 P.M.

PLEASE DON'T FORGET TO VOTE ON TUESDAY, NOVEMBER 3, 1998! THE COMMUNITY BUILDING IS THE VILLAGE POLLING PLACE AND WILL BE OPEN 6:30 A.M. UNTIL 7:30 P.M.

BROADWAY IS BETTER signs are available from Jack Wood. Feel free to take one from his front porch at 822 Floral Ave.

OPEN HOUSE SCHEDULED

Cincinnati Country Day School invites you to Open House in grades 1-12 on Tuesday November 3 from 9 a.m. until noon. The school is located in Indian Hill at 6905 Given Road. Call 561-7298 for directions or for information on programs for children younger than first grade.

Annual Pancake Supper

The Annual Pancake Supper, sponsored by the Fire Department and TPEMS, is scheduled for November 7 from 4:30 until 7:30 p.m. This is the 39th year for this event. It will be served in the Elementary School Cafeteria.

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New Board of Directors Elected for the JLC

Sue Troller of Terrace Park is returning to the 1998-99 Board of Directors for the Junior League of Cincinnati. Sue will finish the second year of her term as Projects Vice-President.

November Garden Club Meeting

On Tuesday November 10 at noon the Terrace Park Garden Club will hold a special meeting at the Community Building. Members of the Mariemont Garden Club will be guests of honor. "Decorating for the Holidays" will be the program topic, given by Janet Melvin of the Heritage Restaurant. We welcome anyone interested in joining or attending one of the monthly meetings. Call Annette Askam @ 831-7102 or Sara Osborne @ 831-1136 for information.

CLASSIFIED ADS

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Part-time financial planning office assistant, working knowledge of WINDOWS necessary. Send resume to Compass Financial Services, 1410 Elm Ln., T.P. Ohio 45174

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WANTED: Stained glass artist

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FOR SALE - Whirlpool washer

and dryer; Whirlpool refrigerator and freezer; iron, 5 bedroom table lamps, 1 floor lamp. All appliances are 16 months old and will be available at the end of December. MUST SELL. Call 831-5266.

BABYSITTER NEEDED -

Twice a week for 18-month old. Call 831-2210

OFFICE SPACE FOR RENT/

SUBLEASE - Village Center, T.P. Call 576-6660

27th Annual Wood Carving Show

Cincinnati Wood Carvers Guild Kings Island Inn Saturday & Sunday, Nov. 7-8 \$2.50 Admission Wood Carvings, Raffle Demonstrations, Mini-Classes, Banquet, Judging & Vendors

Village Views Gives 3 Cheers!

On behalf of the staff and board of Village Views, THANK YOU! Thirty-six percent of Terrace Park sent in contributions to the paper, 287 people donating an eye-popping \$7035.50. From the \$100 checks to the kind person who anonymously sent a \$5 bill, we have been overwhelmed by this community's support for our endeavors. The good words and wise comments have also been deeply appreciated. We hope to live up to your expectations and the paper's traditions. Gillian Littlehale Managing Editor

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Mariemont AFS Fundraises with Fruit!

By Frances Stafford

The American Field Service offers high school students and recent HS graduates the chance to gain the knowledge and skills required for our increasingly global society. AFS students live and learn in one of 46 countries for a year, one semester or a summer term. They participate in the life of the country — join a family, learn the language, study in school or community service project, and enjoy friendships, including those with AFS students from other countries. Through their experiences, they gain independence and self-confidence; they develop a greater understanding of other cultures, and of their own, that will change their view of the world forever.

The idea came from American Field Service volunteer ambulance corps drivers, who served during WWI and WWII. AFS is an international, non-governmental, non-profit organization, which has enabled more than 180,000 students and host families to form a global, international cultural community. Last year, in Boston, it celebrated its 50-year anniversary with the greatest international reunion of all time. It is the leading international exchange organization worldwide. The United Nations recently recognized the AFS for its services to youth.

Mariemont HS hosts students for a full year. This year we have welcomed 2 young women, both from Turkey, into our community. Asoi Sahin is staying with the Greg Frye Family in Mariemont. She is adjusting well and is enjoying the Drama Club in school. Sezin Tumer is hosted by the Stefan Olson family in Terrace Park. She is having a great time with her host siblings. She also is in the Drama Club, and enjoyed homecoming.

The local chapter of AFS is holding its annual citrus fruit sale. This is the only fundraiser undertaken by the chapter. All proceeds from the fruit sale goes to the AFS program. Please find the order form included in this publication and make your selection. We have a new supplier this year and are anticipating delicious produce. We thank you for your support and look forward to seeing you on the December 12 pick-up day.

Leaves will be removed by the Village until the last day of November. Please pile **leaves only** to the end of the road, not into the road. Parents are warned to allow children to play in leaf piles that are separate from piles to be picked up and that are well back from the curb. The police have spotted cars driving through leaf piles on the road and are concerned about safety.

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Terrace Park Village Crime and Police Activity

Police Reports	Aug/Sept	Sept/Oct	YTD
Help Runs	11	16	151
Mutual Aid Runs	08	20	121
Investigations	20	22	149
Arrest or Citations	35	23	195
Alarm Drops	02	05	47
Prop. Fd. Unsecured	05	03	57
Accident Reports	00	01	14
Domestic Violence	00	01	09

Noted:

15 of the arrests were for outstanding Misdemeanor warrants.
There were 0 DUI arrests!
There was one arrest for possession of marijuana within the Village

F.Y.I:

Lt. Jerry Hayhow received a letter of commendation from a resident who was defrauded out of money by a ring which has stolen a great deal of money through falsifying and forging checks. The investigation is on-going, but the residents have had their money returned.

T.P. police officers were also complimented recently by a prosecuting attorney for the sensitive way in which they handled a domestic violence case.



Pastor David Pinnow of the SonRise Community Church, with his daughter Emily, his wife Joy and his son, Andrew.

New Church Plans Youth Event

SonRise Community Church meets every Sunday at 10:45 a.m. in the Indian Hill Primary School, 6207 Given Road. Pastored by David Pinnow, this new church seeks to reach out to young families and individuals currently without a vital church connection. Child care from newborn through kindergarten is provided, as is youth ministry and Bible studies. Services are casual and feature contemporary Christian music.

On Friday, November 6, the church will host its second 5th Quarter Party at the Terrace Park Community Center. Following September's success, with 65 5th-8th graders in attendance, the November event will have several Bengals Football players as guest speakers.



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Up the Down Staircase: First Performance in Renovated MHS Auditorium

When Sylvia Barette begins her first teaching job, she finds it is not everything she expected. Played by senior Kate Teichman, Miss Barette struggles with her optimism, overwhelming paperwork and the antics of students, especially problem-student Joe Ferone, played by sophomore Mike Hall. This year's fall play, *Up the Down Staircase*, is a comedy with serious undertones. Miss Barette's efforts to save Joe are often undermined by assistant principal Mr. McHabe, played by junior Chris Hogue. Pompous principal Dr. Clark, played by senior Adam Schuster, isn't any help either since he never comes out of his office. All of Miss Barette's students at Calvin Coolidge High School are guaranteed to keep audiences entertained.

This performance of *Up the Down Staircase* is special for a number of reasons. It will be the first performance in the newly renovated high school auditorium. Thanks to the efforts and commitment of the Mariemont Preservation Foundation, the Mariemont Fine Arts Association and the Mariemont Board of Education, the auditorium will have new lighting, sound, acoustics, carpet, paint, newly reupholstered seats and a refinished stage floor! This year's production will also have a simplistic set and use the stage's catwalk "in a different way than usual," director Carrie Dattilo said.

Performances are 7:30 p.m., Friday, Nov. 20; 7:30 p.m., Saturday, Nov. 21 and 2 p.m., Sunday, Nov. 22. Tickets are \$6 for adults, \$4 for students, senior citizens and children. Call Mariemont High School @ 271-8310 to purchase tickets.

JAMES R. BELL
Attorney At Law

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Planning and Zoning Commission Reports to Council

During the course of the last 18 months the Planning and Zoning Commission has met on a monthly basis for a thorough and systematic review of the Zoning Ordinances of the Village of Terrace Park. The purpose of this review was to determine if it was appropriate to further regulate the house and lot sizes within the Village.

Beginning with a public meeting in February 1997 the Planning Commission has sought input from all parties and interests in the Village on this complex issue. Coupled with public meetings has been an examination of all facets of the Zoning Ordinances of the Village. In addition, the Planning Commission has examined the zoning ordinances of surrounding communities in an attempt to determine if zoning issues and policies in other communities would offer any solution or impact on zoning policies within the Village.

The Planning Commission has examined **minimum lot sizes**. An indepth examination and discussion was undertaken to determine the possible impact of increasing minimum lot sizes within the Village. In every scenario examined, the primary effect of increasing the minimum lot size within the Village would result in a large increase in the percentage of homes in the Village that would be out of variance with proposed ordinances.

The Planning Commission has also examined **minimum setbacks**. It was felt that the minimum setback of 15% of lot width, ranging from 12.5 to 15 feet, for our current zoning districts was adequate. This setback represents a minimum distance of 25-30 feet between houses. In those circumstances where this is not the case, it is because a variance has been given at some time in the past to a structure, or it was built before our current zoning ordinances were adopted. It is the opinion of the Planning Commission that a minimal distance of 25 to 30 feet between houses is adequate for our Village.

There have been a number of voices in the Village to take action in regards to **new construction**, particularly in regards to a perceived 'sameness' that results in a loss of architectural uniqueness and variety in styles, shape, etc. The Planning Commission examined this issue in detail. To a very large extent, the recent increase in construction in the Village, be it perceived or real, is due to economic and social factors that are beyond the control of Village government. The only possible solution to the perceived loss of architectural variety is an **Architectural Planning Commission**. While there are many positive aspects of an Architectural Planning Commission, the Planning and Zoning Commission felt that the result would be a loss of homeowners' individual freedom to design and improve their property as they see fit.

The Planning Commission also undertook an indepth examination of the size, location and setbacks of accessory buildings, i.e. garages, sheds, etc. located in the Village. We even went so far as to draw up legislation regulating the size and location of such structures. However, it was decided that current restrictions, i.e. a three car garage with current height restrictions are adequate.

The Planning Commission also undertook a thorough examination of the **size of houses on lots in relation to the size of the lot**. The variables examined included square footage, depth, height and volume of the structure in relation to lot size. The Commission went so far as to undertake a photographic examination of examples of both 'good' and 'bad' buildings in relation to lot size throughout the Village. No single variable (size, square footage, depth, etc.), or combination of variables, could distinguish a desirable relationship between house and lot from undesirable. Matters such as individual taste and style appeared to be the most important factors. Yet taste and style cannot be legislated.

The Planning and Zoning Commission will continue to undertake an examination of these issues in the Village, as it is our responsibility. However, at this time, the Planning Commission will not make any recommendation for change in Village Zoning laws.

Dick Wachterman, Chair
Jennifer Comfort, Mayor
Ken Burkman
Barbara Howland
Dan Keefe, Councilman

Janet Sarraan

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(*Nursery Care)



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