

Garrettsville Planning Commission Minutes

February 2, 2006

Chairman, Mr. Kirk called the meeting to order at 7:10 pm with, Steve Hadzinsky, Jerry Kehoe, Mark Manlove (Solicitor), Craig Moser (Mayor) and Jan Boehm (Zoning Inspector) present. Don Harvey was absent

After the Pledge of Allegiance, Mr. Kirk (Chairman) requested a motion to approve the minutes of the last meeting. The minutes of the Planning Commission meeting of January 5, 2006, were approved with one name correction, where applicable, throughout the document requested by Mr. Moser, with the change, Jerry Kehoe motioned to approve the minutes and Craig Moser seconded the motion.

Vote: Ayes – Unanimous, abstention by Steve Hadzinsky

Mr. Bob Farley was in attendance to discuss a conceptual revolving Change in multiple client usage in the Farley building on State Street under a single Change in Use certificate. The concept would be, a professional would rent office space possibly one day a week; this would alternate between three or four persons during the week with different businesses.

The Village's concern to this was income tax verification via the application of the Change in Use permit. The village informed Mr. Farley, he would be responsible for the first single Change in Use with multiple clients. Notification to the zoning department and update with the Income Tax department of any changes would also be the responsibility of Mr. Farley.

It was the decision of the Commission the concept of a single change in use with multiple clients would be permitted in this case; however, if the Village is not notified of a change in occupants, this concept would revert back to individual responsibility. It was also restated, it is the building owners responsibility for the fees and the reporting. No formal resolution was needed for the first Change in Use as this time.

Mr. Harrington was in attendance at this time to seek clarification, if all the approvals are in order to enable him to start construction at his development, i.e. Preliminary Plot Plan, etc., for "Eagle Creek Reserves". Discussion commenced for the primary building lots Mr. Harrington wished to start and when. Street construction, bonding issues for Phase One, and approval by the Village Consulting Engineer, Said W. Abouadallah was discussed. At this time, K. Clyde questioned when the Liberty street sewers will be approved.

Mr. Paul Pusateri, Esq. representing Mr. Mike Porter was in attendance. Mr. Pusateri quickly reviewed Mr. Porter's plans, the zoning code, and the village plan with the Commission. At this time, Mr. Pusateri requested an abbreviated review of the issues concerning the Preliminary Plot Plan from the Commission; and then table the Preliminary Plot Plan until he had time to review and understand the issues. Mr. Kirk gave a quick synopsis of the issues discussed in the December and January Commission meetings regarding the Preliminary Plot Plan discussions of "The Woods", including the cul-de-sac, deed restriction, and Village Plan issues.

It was agreed that Mr. Manlove would be Mr. Pusateri's contact on the issues concerned during the month; Mr. Pusateri requested the discussion be tabled until the March meeting.

Mr. Patrick was in attendance requesting information on the zoned permitted uses in the "I", Industrial zoning district, specifically if apartments may be permitted. Mr. Manlove clarified the R-3 zoning district surrounding the first part of Village Drive, and its rezoning. Mr. Patrick also had questions regarding a possible addition to his existing storage units or accessory buildings on Rt. 88. Mr. Patrick was advised to consult the zoning ordinances.

Mr. Matson highlighted the adoption of the Village Plan as a guideline for development, and pointed out the Ordinances as law. Ms. Clyde also questioned the Village Plan vs. the Village Ordinances and the possibility of putting several aspects of the Plan into Ordinance form for the Planning Commission to have the authority to use the Village Plan for developing housing projects.

The flood zones in question in Mr. Porter's development were briefly discussed at this time.

Mr. Manlove (Solicitor) highlighted the history of the property at 8314 Water Street, with regards to its present uses of the Village Street and maintenance Departments, and village recycling locations. A discussion regarding the legality of the location's present uses, and if any variances need to be applied commenced. It was highlighted that the Village municipality is a multiple business, and recycling is one aspect of the business.

Ms. Clyde stated, she feels the recycling issue is a zoning issue, and requested the Planning Commission to protect zoning.

Mr. Kirk, Chairman requested a motion for adjournment Craig Moser (Mayor) motioned for an adjournment, and Jerry Kehoe seconded the motion.

Vote: ayes – unanimous

Planning Commission Chairman

Zoning Inspector