

Garrettsville Planning Commission Minutes

March 2, 2006

Public Hearing Prior to the Planning Commission Meeting

A public hearing was held to conduct a discussion regarding a request for a Conditional Use Certificate in the R-1 zoning district by Ms. Krenzel of 10912 Liberty Street. Ms. Krenzel wishes to raise alpacas. Ms. Krenzel described the markets of alpacas, the size of herds per grazing acres vs. grain fed herds. Ms. Krenzel also highlighted her long term goals, after which the meeting was closed.

Planning Commission Meeting

Chairman, Mr. Kirk called the regularly scheduled Planning Commission meeting to order at 7:15 pm after the Public Hearing with, Jerry Kehoe, Mark Manlove (Solicitor), Craig Moser (Mayor) and Jan Boehm (Zoning Inspector) present. Don Harvey and Steve Hadzinsky were 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 for February 2, 2006, were approved when, Craig Moser motioned to approve the minutes and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Ms. Karen Krenzel was in attendance to request a Conditional Zoning Certificate for the R-1 zoning district to raise alpacas. Ms. Krenzel was advised of the impending development adjoining her property and the distance regulations from adjoining dwellings, and screening requirements. Disease issues were discussed. Ms. Krenzel felt she could and would meet all issues of questions.

Chairman, Mr. Kirk, requested a motion for granting a Conditional Use Permit in an R-1 zoning district. Jerry Kehoe motioned, and Craig Moser, Mayor seconded the motion for the request.

Vote: Ayes – Unanimous

Mr. Bryan Aebisher was in attendance to request a Change in Use permit for the business location at 8100 Main Street, Unit A. Mr. Aebisher wished to open a hobby and coin business. Chairman, Mr. Kirk, requested a motion for the Change in Use Permit. Craig Moser, Mayor motioned and Jerry Kehoe seconded the motion for the Change in Use.

Vote: Ayes – Unanimous

Mr. Greg Kolat from Alltel Wireless was in attendance to inquire about the Village's policies regarding public communication facilities. Mr. Kolat was proposing the erection of facilities on Village property, possibly mounting the cell phone receivers on the water tower in the Park Street Park. This would include a 12' x 24' equipment building at the site. Mark Manlove, Solicitor stated it would serve Alltel best if Mr. Kolat spoke to the Board of Public Affairs regarding the water tower site as well as the Village Council.

Mr. Bob Matson spoke from the audience; felt the addition of the cell phone receivers would be no more obtrusive than the water tower. Mark Manlove, Solicitor, stated the Village has no legislation regarding cellular towers; however, there are height restrictions, and to make use of existing structures would present a better chance of being approved, to build a tower may pose issues. Mr. Kolat was advised to return in April with more information and to attend the Board of Public Affairs meeting.

Mr. Randy Gardner from T. Mobile had submitted a proposal to Mayor Moser for the construction of another cell tower. The discussion commenced again regarding the 35 foot height limit, the possibility of the issue being referred to the Board of Zoning Appeals, also the possibility of mounting a second cell phone receiver on the water tower with two tenants and two equipment buildings. The Planning Commission has requested more information, and plans to discuss the possibilities at the next Planning Commission meeting in April.

Discussion for the formal rezoning of the established recycling bins at 8314 Water Street began. Mark Manlove, Solicitor, gave a brief history of the property in question as well as a history of the recycling issue in Garrettsville. Mr. Manlove's proposal was to request Mr. Keith Hartman to apply for a Conditional Use Permit from the Village,

following the procedures involved; if the request cannot be granted, the issue would then be presented to the Board of Zoning Appeals. This request was asked to be scheduled on the April 6, 2006, agenda of the Planning Commission.

Discussion for the addition of Section 1163.06 LOT SPLITS AND COMBINATIONS to the Codified Ordinances of the Village of Garrettsville continued. Chairman, Dave Kirk requested a motion to forward the addition of Section 1163.06 to the Ordinances to Council for the first reading on March 8, 2006. Mr. Moser motioned and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

At the request of Mr. Manlove, Solicitor and the Fire Chief, Mr. Dave Friess, Mr. Johnston of Prime Woodcraft was requested to be in attendance for a change in use for the business located at 10610 Freedom Street. Mr. Friess, the Fire Chief, was concerned about the change in items stored at the facility without a formal change in use. Mr. Shah the owner of the building was notified of the request on 01/30/06. Mr. Johnston was not in attendance. The Fire Chief was notified of the absence.

The Village Plan was discussed at this time. Dave Kirk asked if various aspects of the Village Plan should be considered as being included as part of the Village Ordinances, and does the village need to expound the ideas further. Various ordinances were discussed as directly referencing to the Comprehensive Development Plan. Mr. Matson from the audience and Ms. Karen Clyde both expressed that the Village Plan is best suited as it is.

At this time the housing project, The Woods, was discussed. The meeting between the Mayor, Solicitor, Planning Commission Chairman, and the developers of “The Woods” was discussed covering issues of concern in order to get the project moving. A letter was submitted to Dave Kirk, Planning Commission Chairman, to request withdrawal of any previous Preliminary Plot plans submitted.

A motion was requested to withdraw the previously submitted Preliminary Plot plan by Mr. Porter et al of “The Woods. Craig Moser motioned and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

A new Preliminary Plot Plan was submitted. Discussions regarding retention pond responsibility, wet land conservation, deed restrictions, and the letter from the Fire Chief, Mr. David Friess commenced. It was also stated that the current plan will be presented to the village consulting engineer, Mr. Said W. Abouabdallah. Other strategies regarding the cul-de-sacs, EPA and FEMA involvement, grading calculations, invasion of flood prone areas, and road elevations were highlighted. It was emphasized that the plot plan must be reviewed by the Garrettsville B.P.A. for their requirements for installation.

It was concluded that “Appendix A” needed to be reviewed, and the signature of the Garrettsville’s B.P.A. Chairman is still required. It was also stated that approval of the preliminary certification would be contingent upon the B.P.A. Chairman’s approval.

A motion was introduced at this time to approve the Preliminary Step Certifications for the development, “The Woods”. Craig Moser, Mayor motioned and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

The 90 day window for action of the Planning Commission was discussed.

Discussion for the formal rezoning of the established recycling bins at 8314 Water Street commenced. The time frame for a Conditional Use Permit was discussed.

Mark Manlove, Solicitor, discussed the upcoming Final Plat approval conditions for “The Reserves at Eagle Creek”.

A motion for adjournment was requested at this time. Jerry Kehoe motioned for an adjournment, and Craig Moser, Mayor, seconded the motion.

Vote: Ayes – Unanimous