

Garrettsville Planning Commission Minutes

May 4, 2006

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

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 April 6, 2005, were approved when Jerry Kehoe motioned to approve the minutes and Don Harvey seconded the motion. Steve Hadzinsky abstained due to his absence at that meeting.

Vote: Ayes – Unanimous

A review was conducted of the request for a continuance for a Conditional Zoning Certificate for Ms. Deborah Darling, 11086 North Street. Ms. Darling wishes to continue the operation of a bed and breakfast at the above location, in the R-2 zoning district.

Craig Moser, (Mayor) motioned and Jerry Kehoe seconded the motion for the continuance of the Conditional Use zoning certificate.

Vote: Ayes – Unanimous

Referred from Council, a discussion commenced regarding the amending of Village Ordinance 1181.01(b), Conditionally Permitted Uses in the I, Industrial Zoning district to encompass a sports complex as a conditionally permitted use. Mark Manlove, (Solicitor) will generate a draft for the next meeting to encompass activities, special conditions, and square footage. Two issues discussed were, the impact of the proposed complex on the currently only remaining industrial lot available, and adult entertainment being a conditionally permitted use in the same Industrial zoning district at this time.

Steve Hadzinsky questioned the proposed uses of the sports complex, and highlighted the need for a concise definition of a sports complex. Don Harvey reminded the commission that the type of building possibly built for the proposed complex may be later converted to an industrial use. Proposed parking was questioned; 74 parking spaces were allocated for the site.

Again, referred from Council, a discussion commenced regarding the amending of Village Ordinance 1179.02 (b), Conditionally Permitted Uses in the C-2 zoning districts, to encompass gasoline service stations as a conditionally permitted use. It was noted that gas stations are now conditionally permitted in the C-3 zoning district. Mark Manlove indicated the language possibly may be taken from Village Ordinance 1180.02. The extensive amount and areas zoned C-2 was discussed with the various areas possibly opened for the construction of new gas stations.

At this time a signed petition was presented to the Planning Commission from citizens of Garrettsville, voicing their opposition to the location of a gas station at that location.

Mark Manlove, (Solicitor), stated special conditions may be placed on the proposed conditional ordinances to include regulated distances from residential property lines, screening, and limiting the number of gasoline pumps. It was noted that no special conditions are on record for gas stations in the C-3 zoning district; however, it would be subject to 1149.02, 03, and 04, for example relative harmony with the adjacent properties, and the elimination of any hazards.

The Fire Chief, present at the meeting, was consulted regarding any regulations in place for gas stations. Mr. Friess stated that gas stations are state regulated.

Mr. Mike Porter, et al was in attendance to request a review of his current Preliminary Plat Plan of “The Woods”. The current changes were the extension of the cul-de-sacs to provide a 30’ frontage for the lots involved, and to provide for the proper size of the proposed two cul-de-sac street size.

The issue of the temporary emergency road was discussed as to the cost, involvement of F.E.M.A and the Army Corp of Engineers ,who would bear the cost of the road’s improvements, and estimates as to the cost of improvements to the road were also discussed. The discussion continued with reference to the Village Engineers, Said W. Abouabdallah, P.E. consultation. Such issues were noted as to be further discussed by the Garrettsville Village Council at their next meeting in May.

Mark Manlove, Solicitor, discussed the Construction Account Agreement as not being finalized regarding the figures, and the signatures of the Mayor and Village Clerk. Mr. Manlove explained this is a three way agreement between Middlefield Bank, the builder and the Village of Garrettsville for 120% of the accountable funds. Mr. Manlove also explained this as a guarantee that the money will be available to complete the project if not completed in the specified time frame; the village will have a right to get the funds and finish the improvements started.

A motion was called by Chairman Dave Kirk to recommend to Council the review of the proposed Preliminary Plat Plan of “The Woods”. Craig Moser motioned and Jerry Kehoe seconded the above motion to Council.

Vote: Ayes – Unanimous

Don Harvey wished to interject the idea of open space for the R-2 zoning district pertaining to “The Woods” project. Mr. Porter did not wish to discuss any aspect of open space planning.

Building lots in “The Woods” with reference to the flood plain was discussed.

The Village Plan was discussed and the possible revision by the Planning Commission to revise such issues and goals, objectives or possibly the zoning map. It was also discussed to incorporate the Village Plan with the Village Ordinances.

A motion was called to adjourn the meeting, Steve Hadzinsky motioned and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous