

Garrettsville Planning Commission Minutes

September 7, 2006

Public Hearing

Mr. David Kirk called the Public Hearing to Order.

The purpose of this hearing was to consider the formal request of an application for a Conditional Use Permit by the Village of Garrettsville for the continued use of the recycling center on the village property located at 8314 Water Street, Garrettsville, Ohio. This location is currently in an R-2 zoning district.

Mr. John Porter from the audience spoke in favor of keeping the recycling center “where it is”, because of the ability of the Village to keep it clean, and to “leave it alone”.

Karen Clyde, Councilperson from the audience, asked the Planning Commission to review the regulations, and the sub criteria, which she felt was a separate set of criteria and issues from which the Village is considering.

The Public Hearing was then closed with no more individuals wishing to speak.

Planning Commission Meeting

The Planning Commission Meeting was called to order by Chairman Dave Kirk, with Steve Hadzinsky, Don Harvey, Jerry Kehoe, Mark Manlove (Solicitor), Craig Moser (Mayor), and Jan Boehm (Zoning Inspector) present.

After the Pledge of Allegiance, Dave Kirk requested a motion to approve the minutes of the last meeting. The minutes of the Planning Commission meeting of August 3, 2006, were approved pending a change request by Mr. Don Harvey to include the specific requirements for Ordinance 2006-27 sent from the Planning Commission to the Village Council. Steve Hadzinsky motioned to approve the minutes and Jerry Kehoe seconded the motion with the above changes in place.

Vote: Ayes – Unanimous

The Village’s application for a Conditional Use permit for the continued use of the recycling center on village property located at 8314 Water Street, Garrettsville, in the R-2 zoning district was considered.

Mr. Kirk asked for a motion to approve the Conditional Use permit. Don Harvey motioned and Steve Hadzinsky seconded the motion, a discussion was requested.

Mark Manlove (Solicitor) gave a history of the actual Conditional Use permit request which was tabled in April. Mr. Manlove, per Mr. Matson also gave a brief history of the property involved, the burning of the basket factory; the 1966 Village purchase, and its’ subsequent zoning to “VI” (Village Use) for the maintenance garage. In 1974, through comprehensive zoning the area was rezoned R-2, after the garage was in existence; continuing with the village use, and later with the addition of the recycling area.

The reason for this discussion, at this time, is with the change in use as indicated above, a formal application and approval through the proper zoning channels which should be followed. Village Ordinance 1149.04 was referenced.

Concerns were highlighted as to the 100’ setback requirement from the property lines; the side setbacks are met. The issue; however, was the question of the 100’ setback relative to of the front of the property at Water Street. The discussion highlighted that activity does occur on the street; however, not all activity is related to the actual recycling.

The options were defined as: the Planning Commission could approve the Conditional Use or refer it the Garrettsville’s Board of Zoning Appeals.

Mr. Harvey recognized the rights of the citizens which should not be ignored; yet, the right of the village to provide government services.

The outcome of the public hearing was discussed.

Dave Kirk stated that the current use for the above property was in keeping with the Garrettsville's Codified Ordinance 1149.04 and 05, and the above request was motioned and seconded, and requested a vote.

Vote: Ayes – Unanimous

The historic PARTA bus top signs and reference to the Design Review Board's approval was discussed. Locations at 8121 Maple Street and the lawn in front of the Municipal Parking Lot; the relocation of a Village bench from the front of "Slim & Jumbo's" to Maple Street was highlighted. It was noted that PARTA would provide new bus stops throughout the Village to create uniformity with the replacement of the historic bus stops.

Mayor Craig Moser motioned and Don Harvey seconded the motion to approve the new bus stop locations and signage.

Vote: Ayes – Unanimous

The replacement temporary signage submitted by Mr. Darryl Way of Studio D Graphic Design, for the real estate sales at the Reserves at Eagle Creek, previously reviewed and approved by the Design Review Board, was considered. Don Harvey motioned to approve the temporary signage as presented; Mayor Craig Moser seconded the motion.

Vote: Ayes – Unanimous

The permanent subdivision signage submitted by Mr. Dave Harrington, previously reviewed and approved by the Design Review Board, was covered; Mayor Craig Moser motioned to approve the signage as presented; Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Ms. Kit Semplak, Board President, of the James A. Garfield Historical Society, was in attendance to request a review of the status of the Conditional Use/Change in Use Permit granted 12/04/03 for an apartment to be located on the second floor of their building located at 8115 High Street.

Issues were highlighted regarding an Occupancy Permit required from the County and signature from the Garrettsville-Hiram-Nelson Fire Chief, Mr. Friess. Garrettsville Codified Ordinance 1139.03, (c) was reviewed regarding the six month limitations of use changed or construction started.

A motion was requested by Mayor Moser to approve the issuance of a Change in Use zoning permit for an apartment on the second floor of the building at 8115 High Street, subject to the signature of the Fire Chief, David Freiss. Jerry Kehoe motioned and Don Harvey seconded the motion.

Vote: Ayes – Unanimous

A discussion commenced regarding the communication tower issues. Conditionally permitting the towers in the Open Conservation zoning district was discussed, in conjunction with, the initial discussion of language to be used in the proposed first draft of an ordinance concerning cell towers.

Jerry Kehoe motioned and Don Harvey seconded the motion for an adjournment.

Vote: Ayes – Unanimous