

## Garrettsville Planning Commission Minutes

February 8, 2007

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

After the Pledge of Allegiance, Mr. Moser requested a motion to approve the minutes of the last meeting; there was no discussion. The minutes of the January Planning Commission meeting on January 4, 2007, were approved by a motion from Steve Hadzinsky and seconded by Jerry Kehoe.

**Vote:** Ayes – Unanimous

Mrs. Dolores Brady-McCumbers was in attendance to request a Change in Use for the building located at 8118 Main Street. St. Presently the building is vacant; Mrs. McCumbers wishes to use the building as an office space and real-estate office. Garrettsville's Fire Chief, Mr. Dave Friess, was present to address his recommendations.

A motion was requested for a Change in Use for 8118 Main Street conditional upon meeting the recommendations of the Fire Chief, Jerry Kehoe motioned, and Steve Hadzinsky seconded the motion.

**Vote:** Ayes – Unanimous

Mr. Rob Warren was in attendance to request the Planning Commission petition Council for a Zoning Amendment for the property at 8454 Windham Street, which is presently in the R-1 zoning district. Mr. Warren requested the lot be changed to C-2 to enable him to establish a fence and deck commercial sales business. After a discussion it was decided that C-3 zoning would be more appropriate for the intended business.

A motion was called to recommend a zoning amendment to Council for the property at 8454 Windham Street, Steve Hadzinsky motioned and Jerry Kehoe seconded the amendment.

**Vote:** Ayes – Unanimous

Mr. Robert Farley was in attendance to request a Change in Use for a garage, Unit #6, at 8052 State Street. Previously the location was used for personal vehicle storage; the proposed use is a Graphic Art studio. It was determined the proposed sign work would be limited to small hand cut plywood signs, woodworking, and painting with acrylic paints. Larger signs are outsourced, welding or electroplating or spraying will be done offsite. There will be no vehicle lettering or refinishing.

The Fire Chief's recommendations were reviewed as to installation of fire extinguishers and exit lights. Steve Hadzinsky motioned and Jerry Kehoe seconded the motion for approval of the Change in Use request. It was agreed that should the assembly or manufacturing change, the renter of the business will inform the Village of Garrettsville.

**Vote:** Ayes – Unanimous

Ms. Charlene Wolff requested a Change in Use for the building at 8108 Main Street. The building is currently vacant; the proposed use would be a children's resale shop and office. Garrettsville's Fire Chief, Dave Friess, voiced concerns regarding fire safety issues with the use of the apartment above the business, as a residence, or full time office. It was stated that storage of seasonal items would be a safer utilization of the space. A Portage County occupancy permit would be needed if the space were to be used as a full time office, per the Fire Chief. Mark Manlove, (Solicitor) reaffirmed the requirement for the Portage County occupancy permit for the second floor usage.

Jerry Kehoe motioned and Steve Hadzinsky seconded the motion for the Change in Use, for the children's resale shop and office on the first floor; proof of issuance of a Portage County occupancy permit for the second floor use if it is other than storage of seasonal items.

**Vote:** Ayes – Unanimous

Mr. Mark Slattery and Mr. Fred Schafer were in attendance to request a Change in Use for the building at 10599 Freedom Street. Currently the building has been vacated as vehicle storage; the proposed use is an interior remodeling, light cabinetry, with parking for approximately 8-10 vehicles. It was agreed the usage is permissible within the Industrial Zoning codes; however, concerns were voiced regarding any flammable fumes which may be associated with this type of

manufacturing. Both business owners were willing to keep Garrettsville's Fire Chief apprised of materials used; were willing to comply with any inspections or recommendations made by the Fire Chief, and operate only under his approval.

Steve Hadzinsky voiced concerns regarding the implementation special venting of hazardous fumes; asked if they would comply with Rule #34 of the Fire Code. Mr. Hadzinsky also had concerns regarding the vented orders with regards to the particulate air contamination; wished to research the issue. Mark Manlove, (Solicitor) is to research the ordinances regarding any special venting and the handling of hazardous fumes.

Jerry Kehoe motioned and Steve Hadzinsky seconded the motion for approval of the above Change in Use request.

**Vote:** Ayes – Unanimous

Discussion Items:

A discussion commenced regarding the revision of the definition of single family residents, and the limitations of group homes throughout the Village. It was discussed that there is little written regarding the limitations of concentrations or guidelines of group or family homes. Mr. Manlove, (Solicitor) is to research the topic for the next meeting.

A discussion also commenced regarding the revision of the acceptability of cul-de-sacs within the Village. Discussed was the current limitation of streets no longer than 1,320 feet permitting cul-de-sacs at the closed end at the turnaround, one way in and out, not being a thru street, minimum turning radius for large vehicles, and the reality that in some locations cul-de-sac building is the only possible building opportunity. The above discussion was tabled for full consideration when the Fire Chief could be consulted for further considerations.

Mr. Robert Matson, from the audience, with agreement from Ms. Karen Clyde, felt there was merit in changing the ordinances to prohibit the construction of cul-de-sacs; permitting construction of more thru streets, with input from the Fire Chief, a recommendation may be made to Council.

Ms. Judy Bisard, from the audience, asked if the Village Plan already prohibits the construction of cul-de-sacs. Ms. Bisard also asked with reference to Homeland Security, would the possible need to move people in or out of places quickly, be a decisive factor when planning future streets.

Current regulations on residential side set backs were discussed with reference to R-1 and R-2 zoning districts. Ms. Bisard, from the audience, requested the Planning Commission consider the current ruling of the Board of Zoning Appeals regarding the side setbacks with the relation to ranch homes constructed next to colonial or two story homes. Past experience with vented fumes and/or fireplace smoke have proved to be an issue from lower ranch type homes to the second floor colonial type homes.

Jerry Kehoe asked if the 20 feet side set back presents a fire control hazard. Mark Manlove, (Solicitor), discussed the current side set back regulations for the R-2 zoning districts.

Mr. Robert Matson requested a motion from the Planning Commission to refer to Council the possible rezoning of the R-2 zoned portion of Liberty Street to R-1 because of the absence of village sewers and water. A motion was made by Steve Hadzinsky and seconded the Jerry Kehoe.

**Vote:** Ayes – Unanimous

The March 1, 2007, Design Review Board, and Planning Commission meetings were rescheduled out of necessity to March 8, 2007 at 6:30 and 7:00 P.M. respectively.

Jerry Kehoe motioned for an adjournment, and Steve Hadzinsky seconded the motion.

**Vote:** Ayes – Unanimous