

Garrettsville Planning Commission Minutes

March 8, 2007

The Planning Commission Meeting was called to order by Mayor Craig Moser at 7:13 pm, with Jerry Kehoe, Steve Hadzinsky, Mr. Don Harvey, Mark Manlove (Solicitor), and Jan Boehm (Zoning Inspector) present.

Previously, Mark Manlove swore in Mr. Jeff Kaiser as a new member of the Planning Commission, replacing Mr. Dave Kirk.

After the Pledge of Allegiance, Mr. Moser requested a motion to elect a Planning Commission Chairperson. Don Harvey nominated Jeff Kaiser; Mr. Kaiser declined the nomination. Afterwards Jerry Kehoe nominated Steve Hadzinsky, and Jeff Kaiser seconded the motion. Craig Moser called for a close in the nominations, and a vote for Chairperson Jeff Kaiser motioned and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous, Steve Hadzinsky abstained.

A call was made for a motion for Vice Chairperson, Steve Hadzinsky nominated Don Harvey, and Jerry Kehoe seconded the motion, Jeff Kaiser motioned to close the nominations; vote for the Vice Chairperson, Steve Hadzinsky seconded the motion.

Vote: Ayes – 4-0, Don Harvey abstained.

Mr. Bob Warren, 9990 Bancroft Road was in attendance after being recommended from Council to request the Planning Commission to review a rezoning amendment for the location at 8454 Windham Street from R-1 zoning district to C-3. The history of the property was discussed. It was highlighted, rezoning of the property cannot be discussed until 30 days after the Council meeting; the 30 days have not expired to date; therefore, this will be reviewed at the next Planning Commission meeting.

Per M. Manlove an ordinance will be prepared for the April 5, 2007, Planning Commission meeting for discussion to recommend to the Council meeting for April.

Per a discussion from R. Matson, Councilman, who requested a review of the R-2 zoning on a portion of Liberty Street where there are no sewers or Village water. M. Manlove gave a short history of the rezoning of Windham Street. Don Harvey discussed the new septic criteria information from the county.

It was discussed to ask Mr. Stan Carlisle to attend the April Planning Commission to cover the new county septic regulations using this information; the Planning Commission will review the changed Village Plan.

A discussion commenced regarding the revision of the definition of single family homes. The enclosures provided by M. Manlove (Solicitor) were reviewed and discussed. A revision of the handouts would be forthcoming for the next meeting per M. Manlove, with a draft possibly limiting the number of residents in a group home/boardinghouse. Mr. Hadzinsky asked if there are any religious considerations for the establishments of group homes. An internet link was noted to enable members to review more examples for future discussion.

The limitation and definition of group homes was discussed at this time. M. Manlove stated he could not find anything in the Ohio Revised Code limiting the density, or anything specific to be enforceable. Questions arose as to the impact on the Village infrastructure, and possible parking issues. Don Harvey questioned the possibility of applying volume limits of maximum square footage of a structure per person. M. Manlove read the Ohio Revised Code regarding licensing and controls of Health and Safety for a building; 3 to 6 individuals were permitted in any zoning district; 7 to 16 were permitted in commercial and multifamily areas. Zoning district R-3 and its restrictions was discussed. It was stated that the discussion will continue at the next meeting.

Current and future cul-de-sacs were discussed. Craig Moser (Mayor) questioned the possibility of not permitting cul-de-sacs with requirements that would apply, or permitting temporary cul-de-sacs for only unique properties. Procedures for the appeal of the above decision were also discussed. Steve Hadzinsky asked for the definition of a road in the Village.

Mr. Dave Friess, Fire Chief, discussed various existing and future planned cul-de-sacs throughout the Village, their safety issues with regard to fire equipment, the present radii being still too small for the current fire equipment, and water pressure in cul-de-sacs.

R. Matson, Councilperson from the audience stated Ms. Clyde, Councilperson, stated previously she was also in favor of eliminating cul-de-sacs; if the need arises, a variance needed to be sought.

A discussion continued as to the responsibility of the issuance of the cul-de-sac variances, be it the Board of Zoning Appeals or a Village Council issue with regard to financial issues brought about with the elimination of cul-de-sacs. R. Matson from the audience stated, it should be under the Council's authorization. M. Manlove discussed the possibility of a future Village Ordinance; a discussion as to how much available land is currently left within the Village that is reasonably able to be developed. Issues needed to be considered are traffic circulation, fire safety features, and water lines; if cul-de-sacs are permitted they are to be very restrictive as to water looping, natural terrain, adjacent property, turning radii for fire trucks and snow plowing. This subject will again be covered at the next Planning Commission meeting.

Mr. Don Harvey discussed his handouts regarding the possibility of permitting a second living unit in a single family residential zoning district, such as a smaller cottage or in-law unit. After much discussion M. Manlove indicated, that although this may be an ideal situation for older adults to be near their children, this idea may eventually cause many more problems in the end. Mr. Kaiser stated if the in-law suite were attached to the originally single family structure, this would still be one structure on a residential lot.

Jeff Kaiser motioned and Steve Hadzinsky seconded the motion for an adjournment.

Vote: Ayes – Unanimous