

Garrettsville Planning Commission Minutes

May 3, 2007

Planning Commission Meeting

The Planning Commission Meeting was called to order by Chairman, Steve Hadzinsky at 7:25 pm, with Don Harvey, Jeff Kaiser, Jerry Kehoe, Craig Moser, (Mayor), Mark Manlove (Solicitor), and Jan Boehm (Zoning Inspector) present.

After the Pledge of Allegiance, Mr. Hadzinsky requested a motion to approve the minutes of the last meeting; there was no discussion. The minutes of the April 5, 2007, were approved when Craig Moser motioned the approved the minutes and Steve Hadzinsky seconded the motion.

Vote: Ayes – Unanimous

Mr. Sean Varner requested the Planning Commission consider a request to extend his retail sales business to an outdoor back patio, which has existing asphalt, and to be enclosed with a four foot black aluminum fence. The patio would be 26 feet from the building and 40 feet across to one of the back entrance doors. One of the two back doors would serve as the entrance to the patio. Eight tables would be installed with umbrellas without advertising with black aluminum chairs. There are no plans for external lighting at this time, only battery type lighting at the tables. Concerns for the existing property boundaries were voiced. Consensus was the property boundaries were currently being observed.

Steve Hadzinsky motioned and Jeff Kaiser seconded the motion to approve the above request.

Vote: Ayes – Unanimous Mayor, Craig Moser abstained from the vote.

Chairman Steve Hadzinsky reviewed the minutes of August 3, 2006, regarding the original agreement with Mr. Porter concerning the service station with regards to the initial lighting agreement. The present lighting was discussed, and discussions commenced regarding if any attempts to modify excessive lighting. Issues of gasoline odors were also discussed. It was determined from two independent sources that no gasoline orders could be detected at those times. Chairman Hadzinsky and Mr. Manlove were to investigate the lighting.

Mr. Bryan Aebisher, 8100 A Main Street, was in attendance to request a permit to install a second business, in addition to his present business of a coin and hobby shop. No application was presented. The name of the second business at this location is Pure Energy. Electric heaters, air conditioners, air and water purifiers, and small furnaces are to be sold at the location. There will be no propane at the location.

Craig Moser, Mayor motioned and Don Harvey seconded the motion to approve the new business contingent upon completion of the appropriate application.

Vote: Ayes – Unanimous

Chairman Hadzinsky motioned and Jeff Kaiser seconded the motion to send Ordinance 2007-19 to Garrettsville's Council for consideration and approval.

Vote: Ayes – Unanimous

Councilman Robert Matson, from the audience requested the land on the southeast side of Liberty and Windham streets be rezoned from R-2 to R-1 zoning classification due to the absence of sewer and water utilities available at that location. Mr. Matson reviewed the history of the zoning of the above mentioned property and pointed out that in 1974 the land was zoned as R-1, or the lowest density single family residential district.

Chairman Hadzinsky motioned and Jerry Kehoe seconded the motion to change the land on the southeast side of Liberty and Windham streets from R-2 to R-1 zoning classification.

Vote: Nays – Unanimous

The rezoning of the property on the southeast side of Liberty and Windham streets from R-2 to R-1 zoning classification will be taken to the Village Council with a negative recommendation.

The future of cul-de-sac development was reviewed. Mr. Manlove, Solicitor, furnished the Planning Commission with a draft for consideration on cul-de-sac development based on six to eight examples ordinances addressing the cul-de-sac development. The majority of ordinances limited cul-de-sac length to 600 feet. Dead end streets vs. cul-de-sac streets were also defined in the ordinances researched.

Chairman Hadzinsky called for a motion to approve the draft of the above mentioned ordinance amendment and refer to Council including the limitation of cul-de-sac length to 600'; minus item four regarding the Fire Chief approval of street width and cul-de-sac radius.

Don Harvey motioned; Jeff Kaiser seconded the motion.

Vote: Ayes – 3, Nays – 1, one abstention

Mr. Jeff Kaiser furnished the Planning Commission with a copy of a list of current zoning fees for municipalities in Portage County. This list was reviewed and compared to Garrettsville's current zoning fees. A list of expenses of the Zoning Office was requested from the Village Clerk to be reviewed at the June meeting; therefore this discussion was tabled until the June meeting.

A motion for adjournment was made by Mr. Jerry Kehoe and seconded by Mr. Jeff Kaiser.

Vote: Ayes – Unanimous