

# Garrettsville Planning Commission Minutes

June 7, 2007

## Planning Commission Meeting

The Planning Commission Meeting was called to order by Chairman, Steve Hadzinsky at 7:08 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 May 3, 2007, were approved when Jeff Kaiser motioned the approved the minutes and Don Harvey seconded the motion.

**Vote:** Ayes – Unanimous

Mr. David Harrington was in attendance to request a re-plat of sub lots 8 thru 13 on Riverview Drive in the development of The Reserves at Eagle Creek. Mr. Harrington wished to add 20 feet to the above existing 80 foot wide lots to make them 100 feet wide to accommodate larger homes or ranch style homes. Mr. Harrington demonstrated through the drawing presented the proposed re-plat that the utilities would continue to be in line with the larger lots as with the smaller existing 80 foot wide lots.

After discussion, Mr. Hadzinsky called for a motion to approve the proposed re-plat of lots 8 thru 13 on Riverview Drive. Jerry Kehoe motioned and Mayor Moser seconded the motion.

**Vote:** Ayes – Unanimous

Mr. Brant Jessel was in attendance to request a Change in Use permit for the building at 8102 B Main Street. Mr. Jessel wishes to use the building as office for a real estate business and title company. Currently the building is vacant. A letter submitted to the Planning Commission from the Fire Chief with his comments regarding his building inspection was read and reviewed at this time. Mr. Jessel was asked to comply with the Fire Chief's recommendations.

Jerry Kehoe motioned and Don Harvey seconded the motion to grant the Change in Use with the recommendations of Chief Friess, in place.

**Vote:** Ayes – Unanimous

Mr. Chad Harris was in attendance inquiring why Mr. Porter has failed to complete the items he promised and were requested of him regarding the service station at IGA during the January 3, 2007, Planning Commission meeting. After discussion Mark Manlove (Solicitor) suggested he write to Mr. Porter giving him 30 days to respond or the Village would file legal action.

A written complaint was also requested from Mr. Harris stating the lighting is a nuisance; that it extends beyond the property line. The history of the agreement with Mr. Porter and the Village with relation to the service station with regard to the lighting, buffer, and landscaping was reviewed. The topography of the area was also discussed.

At this time, Mr. Manlove reviewed several ordinances addressing outdoor heating units for home use. Outdoor heating units were defined. The specific ordinances offered for review were deemed not exactly suitable for Garrettsville's purpose. It was stated, in theory the units may be efficient; however, problems may arise when items other than efficient fuel are burned affecting air quality.

Mr. Robert Matson, from the audience, suggested no outdoor heating units be permitted within Village limits. Mr. Kaiser stated air pollution issues may arise within an individual bases. Mr. Manlove stated legislation on this in City Health or Building Ordinances were nonexistent at this time. Don Harvey suggested possibly this would be a Health and Safety issue.

Councilperson Ms. Karen Clyde, from the audience, suggested outdoor heating units should be prohibited within any housing development within the Village limits.

Mr. Manlove was requested to research and formulate a draft regarding outdoor heating units; Mr. Kaiser volunteered to research information with the Environmental Protection Agency with regards to the outdoor heating units and air quality.

The subject of outdoor heating units was tabled for one month for investigation, and to permit Mr. Manlove to formulate and draft an ordinance.

Mr. Don Harvey suggested we also investigate incinerators within the village.

Mr. Frank Kovac, who lives on the adjacent property on Stanley Road, was in attendance to lodge complaints regarding the business at 8454 Windham Street. The property was recently rezoned from R-1 to C-3; a Change in Use permit and site plan has yet to be submitted. The Zoning Inspector was directed to contact Mr. R. Warren regarding the above issues.

T-Mobile requested information regarding collocation of equipment at the Alltel site by adding more outdoor equipment cabinets at the base of the tower. It was determined a Conditional Use Permit would be required prior to the location of any new equipment. The Zoning Inspector was directed to contact the appropriate person at T-Mobile.

Ms. Baldwin's table of expenses regarding the Zoning Office was reviewed with respect to the increasing of zoning fees. A proposal of new fees was requested. This issue was tabled for a month.

Mr. Patrick, from the audience, was in attendance questioning the Planning Commission if anything could be done regarding several commercial and residential structures throughout the village, in dire need of structural and cosmetic repair, as well as general clean up of refuse on the property. It was stated a village building department would be needed for investigation of any structural and/or cosmetic issues. Mr. Kehoe stated the Ohio Revised Code has provisions for open and vacant buildings; an injunction may be placed against the owner to repair any open buildings.

Ms. Karen Clyde, Councilperson, from the audience suggested the village write letters to the owners of the neglected buildings requesting them to repair and maintain their properties.

It was agreed to change the July Planning Commission meeting from Thursday July 5 to Monday July 2; the Zoning Inspector take the proper action to facilitate the change.

A request for a motion for adjournment was requested by Chairman Hadzinsky, Mayor Moser motioned and Jerry Kehoe seconded the motion.

**Vote:** Ayes – Unanimous