

Garrettsville Planning Commission Minutes

September 6, 2007

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

After the Pledge of Allegiance, Chairman Steve Hadzinsky requested a motion to approve the minutes of the last meeting; there was no discussion. The minutes of the August 2, 2007, were approved when Craig Moser motioned to approve the minutes and Jeff Kaiser seconded the motion. Steve Hadzinsky abstained due to absence.

Vote: Ayes – Unanimous

Ms. Louise Harr from Rite Aid, 10764 North Street was in attendance regarding the temporary 40' storage trailer parked in the back of Rite Aid. A Certificate of Appropriateness was granted at the 07/02/07 for placement of the storage trailer between 9/15/07 and 12/15/07. The trailer had been delivered on 8/14/07.

After a discussion of the location and reason for the trailer, a motion was called to extend the permitted time frame from 9/15/07 thru 12/15/07 to 8/15/07 thru 12/15/07 for 2007 only; Ms. Harr was requested to talk to Rite Aid to request they adhere to the time frame granted for placement of the storage trailer in the future.

Jerry Kehoe motioned and Jeff Kaiser seconded the motion.

Vote: Ayes – Unanimous

Mr. Robert Basel Jr., of 7895 St. Rt. 88, was in attendance to request a Change in Use permit for the business property located at 8307 Windham Street. Mr. Basel wished to open the Garrettsville School of Music at the above Windham Street location. A list of safety concerns from the Fire Chief was noted. Craig Moser motioned to approve the Change in Use at 8307 Windham Street contingent upon corrections of the safety concerns noted by the Fire Chief on 09/04/07, and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Mr. Mike Bogo, from NDS, was scheduled to be in attendance to discuss state funds available to the Village; however he was unavailable at this time, but will attempt to attend the next meeting. The revolving loan fund from C.B.G.D. (Community Development Block Grant) was discussed as having \$120,000. in funds remaining and available for neighborhood development, property upgrading or enforcement. Funds would be available to mid and lower income individuals for blight and poverty areas of the infrastructure.

Informing current business owners of the availability of the funds by the Mayor was discussed and was the reservation of loan funds for commercial or residential uses. Don Harvey commented on the possibility funds may also be used at the Village's discretion.

Mr. Larry Eierman, from the audience, suggested the available funds be used to purchase the vacant property at 10724 South Street for public parking; Mayor Moser stated added downtown parking makes sense, or possibly a public library, it was acknowledged another auto dealership is slated to occupy the property.

It was recognized that Village Council would oversee any public usage, private vs. public uses; a question arose as to the utilization of the available funds in the similar manner as first intended.

At this time a continued discussion regarding the regulations of outdoor wood-burning boilers throughout the village began. Mr. Jeff Kaiser distributed information available from various sources on proposed zoning regulations of outdoor heaters.

The discussion opened with the possibility of permitting outdoor boilers in the R-1 zoning districts having three acre lots only, and a 300 foot setback from property lines. The banning of outdoor boilers in the R-2 zoning districts, or total banning throughout the Village was also addressed as was the consideration of outdoor boilers as a structure pertaining to the zoning ordinances.

Don Harvey highlighted the installation, uses and results of catalytic converters as well as the difficulty in regulation of the emissions. A study from New York State was cited for their results of particulate matter, toxic materials, health issues, expenses, and regulations of the outdoor boilers.

Councilperson Karen Clyde, from the audience, requested the Village propose a total ban on outdoor boilers.

Mr. Manlove (Solicitor) was requested to draft a proposal for the total ban of outdoor boilers applicable to all zoning districts for the next Planning Commission meeting in October. There was no further discussion.

Mr. Manlove was also asked to contact Mr. Rob Warren, owner of the fence company at 8454 Windham Street, who has yet to apply for a Change in Use permit and site plan review as previously requested June 14, 2007.

Use of the land designated as Quail Run, west on State Street, was addressed when an informal proposal for an assisted living facility and independent cluster living was discussed. Infrastructure adequacy was questioned and discussed, as was density and neighboring concerns. The initiation of a planned unit development was called for by Don Harvey. At this time, no formal action has been initiated.

Chairman Steve Hadzinsky called for a motion for an adjournment. Jerry Kehoe motioned for an adjournment and Jeff Kaiser seconded the motion.

Vote: Ayes – Unanimous