

Garrettsville Planning Commission Minutes

November 29, 2007

The December's rescheduled 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 November 1, 2007; there was no discussion. The minutes were approved when Jeff Kaiser motioned and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Mr. Rob Warren was in attendance to submit a review of a site Plan and request a Change in Use permit for his business of Autumn Fence, located at 8485 Windham Street. Mr. A. Hall and Mr. Frank Kovac, neighbors of the Windham Street address, were in attendance with complaints of a tow motor being operated at inappropriate hours of the day, open burning of materials in the city limits, request a general cleanup of the property, and ask a proper buffer be erected between the property in question and their properties.

After much discussion regarding the proposed storage of building materials used for business, waste storage, removal of waste from the business, proper size of a waste dumpster, height and type of fencing, issues of maintenance, an agreement was met.

Jerry Kehoe motioned, and Jeff Kaiser seconded the motion for, displays for sale are to be within the C-3 zoning regulations of 100 feet from the centerline of the streets, and 50 feet from any residential district. Out of the Village limits, displays should be kept 50 feet from the street right of way. Displays of lumber within the property should be stored in lumber bunks, not taller than five feet. A January 15, 2008, deadline was also proposed for completion of a fence on the residential side of the property with a February 28, 2008, deadline for the completion of the remainder of the fencing. Plantings of arborvitae would take place no later than April 15, 2008.

At this time, Mayor Craig Moser motioned for an amendment to the above motion: the fence would a six foot tall black vinyl coated chain link fence, storage of stacked materials in the lumber bunks shall not exceed six feet, and the property is to be maintained in a neat and clean manner. The proposed plantings of the arborvitae on the residential shall be two plants for every 10 feet, five foot on center. The deadlines of January 15, 2008, for completion of residential side of the fencing, February 28, 2008, for completion of the remainder of the fencing, and April 15, 2008, for completion of the arborvitae plantings still remains. Jeff Kaiser seconded the above motion.

Vote: Ayes – Unanimous

S & S Financial Company submitted a request through the Zoning Office for a Change in Use Permit for the property at 8102B Main Street. Inspections have been made and no violations

were apparent per Mr. Friess, Fire Chief. The property was formerly used as office space; the change would be to a financial office in the Preservation District/Central Business District.

Mayor Moser motioned for the acceptance of the Change in Use and Don Harvey seconded the motion.

Vote: Ayes – Unanimous

Mr. Joe Urbanic of Crile Grist Mill Center, Inc. was in attendance to open a constructive discussion and get feet back from the Planning Commission regarding his proposal for the 28 acre parcel of land at the west end of the Village now known as Quail Run. Mr. Urbanic is proposing a development for affordable senior housing for individuals or couples 55 or over. The proposed development would be a mix of single family detached homes 1200-1400 sq. ft., a multi-purpose three story, residential building of assisted group or independent living with a dining facility, a community senior center, recreational space, open space, and common space parking. Mr. Urbanic based his proposed development on the former Chapter 1183 of Garrettsville's Code.

Discussions included readopting a Planned Unit Development ordinance, rezoning the area from an R-2 zoning district to R-3 (low density single family residential to medium density residential), an R-2 zoning overlay, custom zone an R-3 zoning area, or a plan which not be all apartments. The ratio of required open space, infrastructure land requirements, space for individual condominiums, the multi-purpose, three-story assisted living building, and space for ample parking for approximately 213 residents and support personnel was discussed.

Concerns for the traffic impact on State and Wheeler Streets was discussed as was the effect of such a development on the water and sewer infrastructure which is currently designed for 41 single family homes. Mr. Urbanic was also asked to better define the proposed nursing facility plans.

Mr. Manlove, Solicitor, stated this may be a benefit to the community; Mr. Harvey suggested a development of common wall units as a way to create less of a footprint for residential units.

Questions of taxation arose by Mayor Moser, if this development would be taxed as a corporation with assisted living of monthly rentals or income taxation. Issues such as traffic, payroll, open space, parking, a walking plan, adjoining residential property owners, and a home owner's agreement for infrastructure maintenance must be discussed.

The discussion on how to facilitate any changes for the property arose. Mark Manlove suggested bring to Council in December for recommendation to the Planning Commission for January's discussion of the Quail Run proposal.

Jerry Kehoe motioned for an adjournment; Jeff Kaiser seconded the motion.

Vote: Ayes – Unanimous