

Garrettsville Planning Commission Minutes

January 3, 2008

The Planning Commission Meeting was called to order at 7:00 pm, 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 29, 2007 which was the rescheduled meeting for December; there was no discussion. The minutes were approved when Jeff Kaiser motioned and Don Harvey seconded the motion.

Vote: Ayes – Unanimous

The agenda called for a possible discussion of the proposal of a Planned Unit Development for senior housing by Mr. Urbanic of the Crile Grist Mill Center, Inc. Mr. Urbanic was not present at the meeting; however, Mr. Manlove, Solicitor, stated he was to receive communication from Mr. Urbanic, which did not arrive at the time of the meeting. Much discussion commenced at this time regarding the proposed project.

Mr. Kaiser stated he had no objection to the layout; however, he did object to the three-story “L” shaped assisted living building.

Mr. Matson, Councilman from the audience, objected to the project as being an R-3 type project in the middle of an R-2 zoning district. Mr. Matson also indicated the village should encourage industrial growth and single family housing which would contribute to the tax base, the three story building in the middle of town may not be fair to the neighborhood, and the project seemed to exist at the expense of the village.

Chairman Hadzinsky questioned the benefit to the retail area of the village.

Mr. Manlove pointed out, with reference to the prior single family proposed project, the Garrettsville Board of Public Affairs requires a five year utility bond; banks issue two year bonds. This bond issue may be the reason previous plat approval was not sought.

Ms. Clyde, Councilperson from the audience, stated at this time the project was ill-prepared, the village may be unable to refuse zoning due to age limits, and possibly the project may have to remain as cluster housing without the assisted living buildings.

Mrs. Teresi, from the audience, questioned the infrastructure modifications from a 41 single family plan to the cluster housing-assisted living building, also the capability of the sewer plant to handle any medical wastes discharged from the facilities. It was discussed a pretreatment plant may be required.

At this time Mr. Kaiser pointed out, nothing could be done until the 2008 waste water plant expansion is complete.

Don Harvey interjected the Planning Commission should formulate a study with regards to the concept of cluster homes and the possibility of increased density in the village due to the demand for centralized, smaller, and maintenance free housing. Mr. Harvey also discussed thought should be given to any business potential and the concept of a walking community, and consideration should be given to any zoning modifications. Mr. Manlove discussed the possibility of an R-2 overlay; consideration of a retirement type zoning in the R-2 or R-3 districts with the feasibility for single family duplex units.

Mr. Moser and Mr. Manlove were to contact Mr. Urbanic to discuss the total concept; Mr. Manlove will work on a presentation for the next meeting asking Mr. Urbanic to provide village demographics.

Mrs. Teresi again questioned the lack of the final plat approval with regard to the utilities not all approved. It was explained if approval was finalized, the village would be responsible for any repairs; the water department was not comfortable accepting the infrastructure at this stage.

Ms. Clyde interjected the village would be wise to consider the plans as there may be the possibility of competition between the proposed plan in Garrettsville and the plan proposed in Hiram.

Chairman Hadzinsky asked the following be noted as concerns regarding the retirement community proposal:

1. The three story building
2. R-2 vs. R-3 zoning districts
3. Demographics
4. Planning of utilities
5. The 2 – 5 year bond

Don Harvey discussed his concern for more open space and asked the Planning Commission to seriously consider a policy be formulated in anticipation of vs. in reaction to any developers plans. Ms. Clyde interjected,

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the open space must be usable land not unusable land. Chairman Hadzinsky asked if the current Village Plan be used or if the formulation of a new plan would be in order.

At this time, Don Harvey motioned to have Council recommend to the Planning Commission the consideration of proactive planning with recommendations of R-2 open space and consider an R-2 overlay to include this open space. This motion was seconded by J. Kehoe. Mr. Harvey also suggested a study be taken regarding the construction, cost, and locations of new roads.

Mr. Hadzinsky asked copies of the current village plan be made available to Planning Commission members to evaluate the proposed roads.

Mr. Andrews, from the audience, questioned the 50 foot easement from the current Quail Run development on to Wheeler Road; if there are plans to expand the easement. It was stated there is nothing concrete at this time; when the Preliminary Plat is submitted, any easements and demographics will be discussed at that time.

Mrs. Teresi asked if Mr. Urbanic has built other retirement housing in the past, possibility in Painsville.

Don Harvey motioned for an adjournment, and Jeff Kaiser seconded the motion.

Vote: Ayes – Unanimous

Chairman, Planning Commission

Zoning Inspector