

Garrettsville Planning Commission Minutes

February 7, 2008

The Planning Commission Meeting was called to order at 7:00 pm, by Chairman Steve Hadzinsky, with, Jeff Kaiser, Craig Moser (Mayor), Mark Manlove (Solicitor), and Jan Boehm (Zoning Inspector) present. Mr. Don Harvey and Mr. Jerry Kehoe were absent.

After the Pledge of Allegiance, Chairman Steve Hadzinsky requested a motion to approve the minutes of January 3, 2008; there was no discussion. The minutes were approved when Jeff Kaiser motioned and Steve Hadzinsky seconded the motion. Mayor Moser abstained.

Vote: Ayes – Unanimous

Mr. Mike Bogo was in attendance to inform the Planning Commission of the Village's options for the neighborhood development services and the available revolving fund. Mr. Bogo also explained the state's system of funding, and the Village's reinstatement into the state's system to receive the above funding. Mr. Bogo pointed out there is \$125,500. available in the Community Development Block Grant funds. A loan program was defined and discussed. Various issues were discussed as the possible prime uses such as low income houses where 51% of the population would benefit from the loan, job creation or economic development as a loan for businesses, job creation, or removal of slum conditions in blighted areas. Uses on capital benefits would not be recaptured. A discussion also commenced as to how the village's needs apply to the current rules, and how it would fit the state's eligibility guidelines, i.e. village infrastructure applications, 40% economic development or 85% façade repair.

It was agreed a resolution would be sent before Council asking for an agreement to renew the project. An agreement uses and eligibility pertaining to the state's rules and guidelines would be defined. It was discussed, the Planning Commission would be the decision making body as proposed to the state, and the Village Clerk would act as the administrative accountant; however, Council must approve the package. Many allocations for the funding were highlighted at this time.

The J.A. Garfield High School Band Boosters were in attendance to request permission to place a "sandwich board" sign 48" x 36", and not taller than 5' to be placed in the front lawn of the high school to notify the public of upcoming band events. The size of the sign is within the ordinance restrictions for the R-1 zoning district as the school campus is a conditionally permitted use. The discussion from the previous Design Review Board meeting was reviewed as the sign was acceptable under condition the permit be reviewed and issued annually.

Mayor Moser motioned and Jeff Kaiser seconded the motion for granting the temporary sign permit with the above conditions.

Vote: Ayes – Unanimous

Mr. John Bruening of Geauga Vision was in attendance to request a Change in Use permit for the property located at 8106 Main Street to a retail optical store. The Fire Chief's report was included.

Mayor Moser motioned and Jeff Kaiser seconded the motion for granting the Change in Use conditional upon completing the Fire Chief's recommendations.

Vote: Ayes – Unanimous

Mr. J. Urbanic was in attendance to discuss his proposal for the planned unit development for senior housing at the Quail Run location at the west side of the village. As a result of the feedback Mr. Urbanic received regarding his senior complex proposal, he asked the proposal be tabled for the present, to give time to study the economic consequences, demographics, health care projections for the larger building uses, and compile more constructive information. Mr. Urbanic would also like to assemble a study relative to the real estate as part of the projection, and the economic uses. An engineering study of the utilities, the impact of traffic relative to the Village, a financial impact study, and a market analysis projected from the 2000 census are also in the plans.

The proposed Hiram nonprofit senior complex was discussed. Mayor Moser questioned if brochures were available for review on Mr. Urbanic's projects in Perry, Wickliffe, and Painesville, Ohio. It was also questioned if the senior center located on the proposed site would be available only to the residents of the center or open to the community.

A discussion of proactive planning commenced. Options such as an R-3 overlay with adjustments for lot and house size, and percentage of open space in an R-2 zoning district without reducing the lot size was discussed. Mr. Manlove suggested the Planning Commission take in account the septic system changes adopted by the county.

A housing mix in the village was also discussed and the idea condominiums may become more popular; however, a correct location must be selected for neighborhood protection. Possible three story buildings were also discussed.

From the addendum to the agenda, per Mayor Moser, T Mobile is requesting information regarding the possible construction of a cell tower or negotiations to co-locate facilities on the currently constructed Alltel cell tower located on village owned property zoned as "OC" open conservation zoning.

Garrettsville Planning Commission Minutes (Page 2)

February 7, 2008

A discussion regarding the property owner at 8454 Windham Street, in the C-2 zoning district, as not meeting his agreement of a buffer fencing not being in place by January 15, 2008, and several stacks of building supplies in the right of way was also initiated from the addendum. Mr. Manlove was to contact the owner by phone.

Jeff Kaiser motioned for an adjournment at this time, and Mayor Moser seconded the motion.

Vote: Ayes – Unanimous

Chairman, Planning Commission

Zoning Inspector