

Garrettsville Planning Commission Minutes

March 6, 2008

The Planning Commission Meeting was called to order at 7:00 pm, by Chairman Steve Hadzinsky, with, Jeff Kaiser, Don Harvey, Jerry Kehoe, 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 February 7, 2008; there was no discussion. The minutes were approved when Jeff Kaiser motioned and Craig Moser seconded the motion for approval.

Vote: Ayes – Unanimous

Mayor Moser initiated a discussion regarding T Mobile's request for the location of a cell tower or equipment to be located within the village or placed on the water tower at Park Avenue. An initial lease proposal was sent to the Village discussing an initial payment, monthly rental fees; also, the expenses of the tower and equipment. The water tower location, maintenance by T Mobile, and the possible interference with the fire departments repeater were also discussed. It was highlighted the negotiations are in the first stages; this discussion is primarily meant to keep the Planning Commission within the loop.

Quail Run development plans and the tabling of the plans for traffic and economic studies was highlighted. An R-2 zoning overlay to create zoning for varied applications in the R-2 zoning district to blend within the residential properties and to be within the best interest for the community was discussed. It was agreed to keep the above thought in front of the Planning Commission to create provisions amicable to current zoning, the environment, and appropriate to the neighbors, with the addition to this varied type of housing not currently in the village. Common wall construction was discussed as enabling variety to the architecture.

Mark Manlove, Solicitor, pointed to the Village Plan with the proposed outlet to North Street, and the Wheeler Road outlet was recognized as a possibility for the plan.

Don Harvey wished to establish policy discussion independent to the current proposal. A map within the Village Plan was also referenced to a proposed street at the northern boundary the village securing a way from Wheeler Road to North Street. Property subject to development was located on the map, providing a two way access to a possible development at Quail Run.

Steve Hadzinsky questioned the proposed three story building for the 62 single room housing facility, the staffing etc., VS a two story building.

Options regarding the Community Development Block Grant were highlighted, with the possible opportunity of loaning the funds of \$125,500; however, Mark Manlove pointed out the funds had restrictions as applicable to the Historic District or to mid to low income homes. The possibility of loaning a portion of the funds with repayment containing low interest may be considered found money, and maintaining the money in the down town area until considerations of other areas would qualify was considered.

Mayor Moser listed a few possible areas for the application of funds such as: replacement of lighting on the boardwalk, spotlighting of the falls, replacement of various areas of sidewalks throughout the Village, demolish a building on Main Street for another entrance to the boardwalk. The esthetics of Main Street was also discussed.

Mark Manlove offered to contact Mr. Bogo to inquire if a loan project to generate more funds, and a percentage of direct expenditures VS loan funds would be acceptable to the state. Matching funds, interest rates, length of loans, applications of funding, and maximum monies loaned to a given project were questions that were to be given to Mr. Bogo.

Chairman, Steve Hadzinsky questioned interest generating funds, such as a foundation governed by various rules; funds which may be dispersed by the same rules. Various loan possibilities were again brought up.

Council Matson, from the audience, suggested the Village investigate the cost of the several projects highlighted prior to any constructive discussions.

Mayor Moser volunteered to generate a list of loan possibilities, possible details of loans, and a list of possible projects.

Mrs. Bejger, from the audience, questioned if the sign directing traffic to the Village's Industrial Park be made more visible and directions be clarified. Mrs. Bejger also asked if a menu sign could be placed at an appropriate location within the village to inform truck traffic which businesses are located in the Park, a discussion commenced as a possible location for a sign on the wires located at the intersection of Routes 88 and 82.

Mrs. Bejger also inquired if an owner of the business property located at 8088 Main Street may utilize the second floor of the business and an occupied apartment with an entrance from the inside of the business main floor. Solicitor Mark Manlove discussed parking issues on Main Street, history of other buildings on Main Street, and requested Mrs. Bejger to obtain a written proposal from the Fire Chief Dave Freiss containing the requirements for a living space at that location for discussion at the April Planning Commission meeting.

A call was made for a motion for adjournment, Jerry Kehoe motioned and Mayor Moser seconded the motion.

Vote: Ayes – Unanimous

Chairman, Planning Commission

Zoning Inspector