

## Garrettsville Planning Commission Minutes

April 3, 2008

The Planning Commission Meeting was called to order at 7:05 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 March 6, 2008; there was no discussion. The minutes were approved when Mayor Craig Moser motioned and Jeff Kaiser seconded the motion for approval.

**Vote:** Ayes – Unanimous

Mrs. Bejger was in attendance to further discuss the possibilities for the Planning Commission to rezone her property at 8088 Main Street to allow an owner occupied apartment on the second floor of her commercial building located in the Preservation District/Central Business District. There was a question if the Fire Chief or the County Building Department would be the governing body for approval.

Mr. Kirk, from the audience, interjected as a past Planning Commission Chairman, he remembered the Historical Society had to be approved by the appropriate County departments prior to applying for a Conditional Use Permit for their apartment at 8155 High Street; after the approval by the county, the Fire Chief made his recommendations.

Mark Manlove, Solicitor, also indicated various county requirements, safety and fire codes along with the decision from the Fire Chief.

Mr. Moser suggested Mrs. Bejger return next month to apply for a Conditional Use Permit at the next meeting in May. Mr. Moser also explained the process involved with the above application. Parking complications for second floor apartments on Main Street were discussed, if there would be three or more apartments.

Mr. Dale Shiffer was in attendance to request a Change in Use for the commercial property located at 8129 Main Street. Previously a gun and ammunition store was occupying the space and it is now vacant. Mr. Shiffer would like to open a clock repair and retail sales store. Mayor Moser motioned for approval for the Change in Use and Jeff Kaiser seconded the motion.

**Vote:** Ayes – Unanimous

A discussion again transpired about the condition of the business property of Autumn Fencing at 8485 Windham Street. As of meeting date, Mr. Warren has not met his agreement for fencing, storage, and orderly maintenance of the building materials on his property. The Zoning Inspector was ordered to send a letter to Mr. Warren from the Zoning Office asking for compliance with the agreement within 30 days.

At this time Mayor Moser wished to speak about the revolving funds available to the Village. Mr. Manlove reviewed uses such as sidewalks, lighting, and limiting of amounts loaned. Uses such as façade repair and structural work in the Central Business District was discussed, and the loaning of the funds instead of spending the monies was agreed to be the wisest use of the funds.

Council's reactions were reviewed as positive, with their input such as interest rates, ownership down payment on loans, and maximum loan ceilings were covered in addition to replacement of a portion of the sidewalks in the Central Business District.

The Mayor would like to generate a final plan and proposal via email with various members of the Planning Commission prior to the May Planning Commission meeting. This could be presented and possibly approved by the Village Council at their next meeting and be submitted to Columbus.

Key items to be reviewed are: (1.) tie the size of the loan to the value of the property involved, (2.) set a total cap for loans, (3.) proposed rate charged, (4.) length of repayment terms, (5.) matching funds required for loans, (6.) proportion of total funds to be loaned out.

A call for adjournment was answered by Jerry Kehoe who motioned for an adjournment; Mayor Moser seconded the motion.

**Vote:** Ayes – Unanimous

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Chairman, Planning Commission

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Zoning Inspector