

Garrettsville Planning Commission Minutes

May 1, 2008

The Planning Commission Meeting was called to order at 7:05 pm, by Chairman Steve Hadzinsky, with, Don Harvey, Jerry Kehoe, Craig Moser (Mayor), Mark Manlove (Solicitor), and Jan Boehm (Zoning Inspector) present. Jeff Kaiser was absent.

After the Pledge of Allegiance, Chairman Steve Hadzinsky requested a motion to approve the minutes of April 4, 2008; there was no discussion. The minutes were approved when Jerry Kehoe motioned and Mayor Moser seconded the motion for approval.

Vote: Ayes – Unanimous

Although scheduled on the agenda, Mrs. Bejger was not in attendance.

Ms. Deborah Darling has applied for a yearly Conditional Use Permit for a Bed and Breakfast at 11085 North Street in the R-2 Zoning District through the Zoning Inspector. Mayor Moser motioned and Jerry Kehoe seconded the motion for approval.

Vote: Ayes – Unanimous

Mrs. Marilyn Paul, 10313 South Street, requested a lot split for her property at 10313 and 10327 South Street. Parcel one would include 9.6717 acres and parcel two would include 1.5336 acres. After review and discussion of the 161.67 feet for street frontages of both parcels one and two, Mayor Moser motioned to approve the lot split and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Mayor Moser raised the issue of the present zoning fees enforced since April 10, of 1991, and referred to the July 2007, discussion and draft of proposed fee increases. Mayor Moser requested another update of proposed rate increases based on current operating costs from the Zoning Inspector to be presented at the May Village Council meeting.

The status of Mr. Rob Warren's property located at 8485 Windham Street, and recent notification from the Zoning Office was discussed. Mr. Manlove requested clarification of the site plan. With clarification from the Planning Commission, and a statement from Councilman, R. Patrick in the audience who stated, Mr. Warren is "cleaning up" his property, and "getting ready to plant the arborvitae" it was determined no further action will be taken at this time.

At this time a discussion commenced regarding the \$125 K revolving fund money, and a short history of boardwalk funds was reviewed. Mr. & Mrs. Bisard were in attendance with a list of considerations for uses of a portion of the funds such as, repair of sidewalks, street curbing repair, signs in crosswalks for pedestrians, repair and paint crosswalks, crosswalks by Garrett House, another handicapped parking space, and make the downtown area more pedestrian friendly. All of the above considerations were so listed by the Mayor. Consideration for a location and type of crosswalk at Garrett House was reviewed. Other projects discussed were sidewalks from High Street to State Street, and repair of the Board Walk. Health issues from village restaurant dumpsters were discussed, and the qualification and definition of blighted areas in the Central Business District was also examined.

Community Development Block Grant funding planning handouts from Chairman Hadzinsky were reviewed and discussed at length. Mayor Moser motioned and Don Harvey seconded the recommended maximum amount of any single loan would be \$20K.

Vote: Ayes – Jerry Kehoe abstained; otherwise unanimous,

Mayor Moser motioned and Jerry Kehoe seconded the motion for the maximum amount of a loan to a business or property value would be 25% of the assessed tax value.

Vote: Ayes – Unanimous

The maximum term of repayment in months was unanimously agreed was 60 months without further discussion.

Jerry Kehoe motioned and Chairman Hadzinsky seconded the maximum interest rate would be 3%.

Vote: Ayes – Unanimous

The matching fund requirement by a borrower was unanimously agreed to be 50% of the loan requested without further discussion.

Chairman Hadzinsky motioned and Jerry Kehoe seconded a motion for the maximum amount loaned from the original funds to be \$80,000. of the original \$125, 000.; thus leaving \$45, 000.in the Villages discretionary fund.

Vote: Ayes – Unanimous

The above guidelines would be recommended to Council at the May 14, 2008, meeting.

Mrs. Bisard asked if the current water lines could be repaired with a portion of the funds; it was explained the water system is a separate entity under the Board of Public Affairs; Mayor Moser discussed the logistics of the funds at this time.

From the audience, Mr. Dave Kirk asked if security for a loan from the CDBG (Community Development Block Grant) funds would be required; it was discussed that the requirements for loans would resemble any other loan institution by Mr. Manlove.

Jerry Kehoe motioned for an adjournment and Don Harvey seconded the motion.

Vote: Ayes – Unanimous

Chairman, Planning Commission

Zoning Inspector