

# Garrettsville Planning Commission Minutes

June 5, 2008

A Public Hearing was called to order by Chairman Steve Hadzinsky at 7:00 PM. The purpose of this Public Hearing was to consider a formal application for a Conditional Use Permit by Kimberly Kirk, for the location of 10688 Freedom Street, Garrettsville, Ohio. Mrs. Kirk wishes to conduct yoga classes and health related services at the above location. The present use for the building is a garage and storage facility. There is proposed 14' addition to the rear of the building at the ground level for the purpose of the above mentioned classes and services.

There no discussion; therefore, the public meeting was closed.

The Planning Commission Meeting was called to order at 7:05 pm, by Chairman Steve Hadzinsky, with Don Harvey, Jerry Kehoe, Jeff Kaiser, 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 May 8, 2008. There was no discussion. The minutes were approved when Mayor Moser motioned and Jeff Kaiser seconded the motion for approval.

**Vote:** Ayes – Unanimous

Mrs. Kirk was in attendance to request a Conditional Use Permit for the property located at 10688 Freedom Street for yoga classes and health related services to be conducted in a proposed 14' addition to the rear of the existing garage. This property is located in the Residential/Commercial zoning district.

Mrs. Kirk reviewed the plans for the building addition and her reasons for the Conditional Use permit. Mrs. Kirk stated the proposed yoga classes would be conducted approximately two hours weekly. A letter from the neighboring St. Ambrose Catholic Church was presented to the Planning Commission which gave permission to Mrs. Kirk for the use of church parking lot for attendees of the yoga classes and related services.

Mayor Moser motioned and Jerry Kehoe seconded the motion for approval of the proposed addition to the existing garage in the Residential/Commercial zoning district.

**Vote:** Ayes – Unanimous

Mayor Moser motioned and Steve Hadzinsky seconded the motion for approval of the Conditional Use permit for yoga and health related services.

**Vote:** Ayes – Unanimous

Mr. R. Knerem was scheduled to be in attendance for a lot split at 10638 Freedom Street; Mr. Knerem asked to be postponed until the July 3<sup>rd</sup> meeting.

Mr. Ron Gainar from T Mobile was in attendance to discuss a proposal to locate nine 4' high by 1' wide panel antennas on the Park Avenue water tank hand rails. T. Mobile also wishes to locate a 6' high by 4' wide equipment cabinet on the ground at the base of the tower in the existing fenced area. Mark Manlove and Mr. Gainer discussed various aspects of the proposed lease language, and Mr. Jeff Sheehan, Waste Water and Water Superintendent, also raised several questions pertaining to areas covered in the proposed lease agreement.

Mayor Moser stated the Planning Commission will review the site plans when submitted, and Mr. Sheehan was to receive a complete set of site plans. Lighting for compliance with the FAA was discussed as not to be an issue, type of driveways, type of backup fuel, screening, and any effects of the fire department were several other physical issues covered.

Mr. Harvey questioned the type of welding proposed during the construction, and stated the job would require special techniques for steel welding on a structure already under stress such as a water tank.

It was stated that a public hearing would be scheduled prior to the July 3<sup>re</sup> meeting because the location of telephone antennae is a conditionally permitted use in the present zoning district.

At this time, Mayor Moser chose to discuss a previous meeting between himself, Mr. Manlove and Mr. Joe Urbanic, a land developer, regarding the future plans intended for the area of land off State Street and Wheeler Road presently called Quail Run. Mr. Urbanic wishes to reactivate his plans for a 55year and older independent living housing development. Issues for the Village would consist of questions for the requirement of zoning changes, a demographic study for traffic patterns, engineering issues for water and sewer systems, retention basin evaluations, bonding and \$4,000 in inspection fees.

Question arose as: Is this a correct zoning location close to a commercial area or surrounded by single family residential homes? Would an R-2 overlay VS a conditional permitted use be advantageous? Building height and population density were also discussed. The need for a marketing analysis and a traffic study with a possible access for Wheeler road was discussed. The issue of providing a limited commercial complex in the development was also raised, along with the desirability of the existing commercial area within a close proximity.

Alternate locations for a senior complex were discussed throughout the village with population distribution considerations. Advantages of input from surrounding residents were discussed.

Jerry Kehoe motioned for an adjournment and Jeff Kaiser seconded the motion.

**Vote:** Ayes – Unanimous

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Chairman, Planning Commission

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Zoning Inspector