

Garrettsville Planning Commission Minutes

August 7, 2008

Public Hearing

The scheduled Public Hearing was called to order at 7:00 pm by Chairman, Steve Hadzinsky, Jeff Kaiser, Don Harvey, Jerry Kehoe, Solicitor Mark Manlove, Mayor Craig Moser and Zoning Inspector Jan Boehm were present.

The purpose of this hearing is to consider a formal request for a Conditional Use Permit application by Emerald Five, LLC, to locate a new medical building leased to Robinson Memorial Hospital in an R-2 zoning district. The tentative location for the proposed building would be behind an existing building at 10313 South Street.

Chairman Hadzinsky asked Mrs. Paul of Emerald Five LLC, if the site in question would just be medical doctor's offices; Mrs. Paul indicated there would be doctor's offices at the present time. Mr. Harvey verified there would be two doctor's offices at the present time.

It was established the facility would be an 8,000 sq. ft. building as a Robinson Memorial Hospital affiliate; after completion the right side half would be immediately leased by Robinson. Robinson would have an option on the left side of the building, it may presently remain empty; however, eventually, it would definitely be leased as a medical treatment area.

At this time Mr. Manlove, Solicitor, reviewed Garrettsville's Codified Ordinance 1171.02 (b) Conditionally Permitted Uses in the R-2 zoning district.

Mrs. Paul stated, the 9.6 acre site was chosen because of its close proximity to Ravenna, and schools. Placement on the site is currently tentative; however, the project is based on the Village approval and would be built to exactly like the Robinson facility in Brimfield. The entrance to the existing Day Care facility would be augmented further from the curve in the road on State Route 88 and the entrance would be fenced. The Day Care facility is placed on 1.3 acres; the rental house currently adjacent to the Day Care may be moved to a vacant lot on French Street.

Mayor Moser highlighted the advantages to the project as providing a broader choice for medical care within the village.

Chairman Hadzinsky called for any further discussion; with no more discussion the Public Hearing was closed at 7:18PM.

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The August meeting of the Garrettsville Planning Commission was called to order by Chairman Steve Hadzinsky. Jeff Kaiser, Don Harvey, Jerry Kehoe, Solicitor Mark Manlove, Mayor Craig Moser and Zoning Inspector Jan Boehm were present.

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

Vote: Ayes – Unanimous

The first order of business was Mrs. Marilyn Paul of Emerald Five, LLC who was in attendance to request a Conditional Use Permit to locate a new medical building to be leased to Robinson Memorial Hospital. The tentative location for the proposed building would be behind an existing building at 10313 South Street. This location is in the R-2 zoning district.

After discussion of the existing R-2 zoning ordinance, the business involved, and the property in question, an alternative motion was discussed, that of rezoning the parcels of land involved from R-2 to C-2. It was highlighted, the property across South Street is zoned C-3, Intense Commercial Business, and the Industrial zoning district directly neighbors the back of the property. A comprehensive site plan review for the project on both properties was requested by Mr. Harvey, as was an equally comprehensive study of drainage issues of the properties involved, keeping in mind the drainage problems in the past.

The zoning amendment for the above property was then referred to the Village Council meeting of August 13, 2008.

Dr. Richard Behrman from University Dental of Garrettsville, Inc., was in attendance to request a Change in Use permit for the business space located at 8307 Windham Street, this location has been vacant since December of 2006. Mayor Moser motioned to approve the Change in Use and Jeff Kaiser seconded the motion.

Vote: Ayes – Unanimous

Old business from last month of Mr. Tim Weiss from Italian Garden was reviewed for his sign permit and Certificate of Appropriateness for renovations of the façade of his building on Main Street. The sign permit of S. Kim Koli was reviewed for her new location also on Main Street, as was the absence of a Change in Use permit for the new location at 8123 Main Street which was previously Mishler's antique store. Mr. Manlove was to contact Ms. Koli regarding the Change in Use permit.

A discussion was requested from the zoning office regarding a change/addition of the wording for Ordinance 1139.03 Change in Use (commercial to Change in Use/Occupancy (commercial)). Jerry Kehoe motioned and Mayor Moser seconded to send the motion to the August 13, 2008, Village Council meeting.

Vote: Ayes – Unanimous

Chairman Hadzinsky called for an adjournment, Don Harvey motioned for an adjournment and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Chairman, Steve Hadzinsky

Zoning Inspector