

## Garrettsville Planning Commission Minutes

September 4, 2008

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

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 August 7, 2008, were approved when Mayor Moser motioned to approve the minutes and Don Harvey 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 consideration of a site plan review for the property located at and around 10313 South Street. This site plan is inclusive of a request for a variance for a reduced side setback. Chairman Hadzinsky called for comments on the site plan. Mr. Brent Artman was in attendance for the benefit of Emerald Five, LLC who reviewed the proposal for the 6,157 sq. ft. medical facility to be located 115 feet off South Street, 5 feet off the north property line, and 80 feet north of the existing day care facility known as Just for Kids with 49 parking spaces. The location of the storm water retention basin, the new access way for both facilities, and public water and sewer proposals were reviewed. Mrs. Paul was questioned about the location change of the medical facility from behind to next to the day care facility; the response was economic with respect to utility and driveway locations.

Solicitor, Mark Manlove, questioned the 5 foot variance as opposed to the 50 foot requirement for a side setback from the proposed C-2 (heavy commercial business) zoning district to the neighboring R-2 (low density single family residential). Mrs. Schultz who was in attendance and owner of the neighboring property explained the gas and high tension lines between the proposed C-2 property and location of the existing Schultz residence. Mrs. Schultz also produced the original surveyor map of the existing easement of her property with relation to the property in question.

The procedures for a zoning change via the Planning Commission, Village Council, and public hearings with respect to the time frame involved with compliance to the Ohio Revised Code was quoted and discussed.

Solicitor, Mark Manlove, reminded the Planning Commission and Mrs. Paul that a copy of the final plat drawing must be submitted to the village engineer. Chairman Hadzinsky had concerns of setting a precedent with regards to a side setback variance between the proposed C-2 and existing R-2 zoning districts; however, due to the high tension electric and gas line easement a portion of the R-2 property is unable to be developed. A safety barrier between the existing daycare and the proposed medical facility and driveway was discussed. At this time, the plans submitted could only be defined as preliminary site plans due to the nature on the plans, time, and the need for the proper possible rezoning per Mark Manlove.

The need for a scheduled Board of Zoning Appeals meeting to address the requested side setback variance was discussed and recommended at this time.

A motion was called to accept the preliminary site plan conditional upon the approval of a side setback variance granted by the Garrettsville Board of Zoning Appeals. Mayor Moser motioned for an approval and Don Harvey seconded the motion.

**Vote:** Ayes – Unanimous

There was a discussion regarding a change in the date of the November Planning Commission meeting to the second Thursday in November; this is to be determined at a later date.

A request for a Change in Use/Occupancy was reviewed for the business located at 8121 Main Street. The previous use was an antique store; the present use is a law office. Mayor Moser motioned for approval of the Change in Use/Occupancy and Chairman Hadzinsky seconded the motion.

**Vote:** Ayes – Unanimous

Chairman Hadzinsky called for a motion for adjournment; Mayor Moser motioned for an adjournment, and Don Harvey seconded the motion.

**Vote:** Ayes – Unanimous

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Chairman, Steve Hadzinsky

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Zoning Inspector