

Garrettsville Planning Commission Minutes

November 13, 2008

The November meeting of the Garrettsville Planning Commission was called to order by Chairman Steve Hadzinsky, Don Harvey, Jerry Kehoe, Solicitor, Mark Manlove, Mayor Craig Moser and Zoning Inspector Jan Boehm were present. Mr. Jeff Kaiser was 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 October 2, 2008, were approved when Jerry Kehoe motioned to approve the minutes, after a typographical correction and Mayor Moser seconded the motion.

Vote: Ayes – Unanimous

Mrs. Steel was in attendance to request a change in use for the property located at 8111 and 8113 (one building, two entrances). The property is located at the corner of High and Main Streets, and is changing from a vacant building to a retail business for used/new clothing furniture and home décor.

Don Harvey motioned to approve the change in use and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Mr. Belknap of Agile Signs was in attendance for review of a sign to be placed at Dr. Leu's office 8307 Windham Street. The Design Review Board's approval was noted.

Mrs. Paul of Emerald Five LLC was scheduled to be in attendance for a discussion for the proposed health care facility and zoning at 10313 South Street, Garrettsville. She was not present.

Mr. Jim Horovitz of Portage Title Agency and Mr. Ron Porter of Mega Plastics, PWC Investments LLC were in attendance for a Lot Combination, which was required by Portage County for a survey correction prior to an intended lot split, at 10610 Freedom Street. The lots combined were: lots 19-017-00-00-017.00, 19-016-00-00-277.00, 19-017-00-00-027.00, and 19-016-00-00-031.00

Jerry Kehoe motioned for an approval of the lot combination and Mayor Moser seconded the motion.

Vote: Ayes – Unanimous

After approval of the lot combination, a lot split was requested by Mr. Ron Porter of Mega Plastics, PWC Investments LLC for the above property at 10610 Freedom Street. The proposed lot split was reviewed for compliance of the right-of-way setbacks to Village requirements, and the dimensions of the building setbacks were also reviewed for compliance to the Village Ordinances. The proposed lot split would divide to property into Parcel I and II.

Mayor Moser motioned for an approval of the lot split at 10610 Freedom Street into Parcels I and II. Don Harvey seconded the motion.

Vote: Ayes – Unanimous

A request for a Change in Use/Occupancy for the industrial building located at 10610 Freedom Street from a warehousing facility to light manufacturing was requested by Mr. Ron Porter of Mega Plastics. 75% of the light manufacturing process would consist of grinding post industrial plastics; extruding the product into blended, homogenized batches which would be boxed and stacked onto pallets for shipment. The business would employ 13 full time employees on three shifts for five days with possible expansion.

Fire Chief, Dave Friess was in attendance to address fire code issues with regard to the above building. Chief Friess gave a brief history of fire safety issues of the building, and the current need for a sprinkler system. The current water main pressure and the establishment of proper water pressure to build the sprinkler system were discussed with the Mr. Porter's intent on correcting any inadequacies.

Chief Friess highlighted requirements prior to and during the sprinkler system installation which he judges must be met to maintain fire safety: a 12 week window for the sprinkler system installation, fire exit sign placement, employees fire safety training, fire drill accountability, impromptu fire inspections, drawings of the floor plan provided to the Fire Department, the current manufacturing restrictions, and the briefing of operations with a clear description of each procedure and materials used.

Mr. Porter indicated there would be an influx of trailers at the site to store manufacturing equipment while the floor is cleared for the sprinkler system installation. A concern arose as to the placement of these trailers to maintain the minimum distances for the fire code. Chief Friess would also oversee the placement.

Chairman Hadzinsky called for a motion to approve the Change in Use permit for the building at 10610 Freedom Street subject to compliance, monitoring and approval of Fire Chief, Dave Friess. Jerry Kehoe motioned for an approval and Mayor Moser seconded the motion.

Vote: Ayes – Unanimous

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Mrs. Bryson was not present; however, is seeking a Site Plan review and approval for proposed changes to the single family dwelling located at 10699 Freedom Street, in the Central Business District. Mrs. Bryson wishes to change the building from a single family dwelling to a multi-family dwelling (3 units).

Solicitor, Mark Manlove reviewed the information provided by Mrs. Hartman, the water clerk, regarding the history of occupancy with regards to water and sewer usage for the property mentioned above. It was noted the property has been vacant since June of 2007, and the water has been off since November of 2007.

Mr. Manlove reviewed the November 4, 2008, letter from Mrs. Bryson, and the building plans submitted to the zoning office.

With information indicating the property has been unoccupied for one year, multi-family units not permitted in the Central Business District, and limited property unable to accommodate parking for six cars, Mayor Moser motioned to deny the proposed multi-family use of the property located at 10699 Freedom Street. Chairman Hadzinsky seconded the motion.

Vote: Ayes – Unanimous

The January 1, 2009, Planning Commission meeting was rescheduled for January 8, 2009 at 7:00 PM.

At this time, Mayor Moser reported he met with Mr. Urbanic to discuss the continued possibility of an assisted and independent living complex at the Quail Run development on State Street. Mayor Moser suggested the Planning Commission create zoning regulations for assisted and independent living with density and green space considerations as an overlay to the existing zoning; if a complex does not come to fruition, the original zoning district regulations continues.

Mayor Moser requested the Planning Commission consider any overlay suggestions for the next meeting. Mr. Manlove will bring examples to the meeting in December for discussion.

Don Harvey suggested changing various zoning locations throughout the Village to the R/C or residential/commercial zoning districts to create an additional real estate market potential and use. It was indicated, certain areas of the Central Business District may benefit if changed to Residential/Commercial on Freedom Street.

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

Vote: Ayes – Unanimous

Chairman, Steve Hadzinsky

Zoning Inspector