

Garrettsville Planning Commission Minutes

January 8, 2009

The January 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 December 4, 2008, were approved when Craig Moser motioned to approve the minutes; Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Ms. Ronda Brady was in attendance to request a Change in Use/Occupancy for the second floor of the building at 8118 Main Street, zoned PD/CBD. The street floor of this building is currently office space for the McCumbers/Brady Real Estate Agency. The Fire Chief's evaluation of the space was reviewed; the report from the Fire Chief indicating all corrections were made was noted. Ms. Brady stated individual customers would be at the business for approximately two hour time frames.

Mayor Moser motioned to approve the Change in Use/Occupancy at 8118 Main Street, and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Ms. Valerie Wensel-Strausbaugh was in attendance to request a Change in Use/Occupancy for the second floor of 8094 Main Street, zoned PD/CBD. Ms. Strausbaugh wished to conduct reflexology sessions on the second floor above the Subway restaurant. Currently Ms. Strausbaugh is residing on the second floor and requested to continue to do so.

The Fire Chief's report of this property was reviewed. Several fire safety code violations were discussed for commercial as well as residential occupancy. The need for all new occupancies to comply with the current fire codes was stressed by the Fire Chief. The need for a current occupancy permit issued by the Portage County Building Department was also discussed.

Issues for fire safety of the residence and commercial clients as well as residential and client parking were of concern to the Planning Commission.

For a conclusion, the fire safety code must be satisfied for either commercial or residential use, a copy of the occupancy permit from the Building Department of Portage County was requested for the next meeting, another discussion and review with the Fire Chief, and an application for a Conditional Use Permit for continued residential occupancy was also requested for the February meeting.

Mr. Joe Urbanic was in attendance to review standing issues with his proposed development on State Street. Mr. Manlove, Solicitor, reported he talked to Said, the Village Engineer, and asked for any reports he may have. Mr. Urbanic requested a list of outstanding obligations and items needing expenditures. Retention pond problems were stressed; roads, sanitary sewers and utilities relative to bonds, and the need for an economic study were also discussed.

Mr. Manlove reminded the Commission about the need for a reconfigured zoning code or adoption of permissive zoning for a project such as the one at the State Street location other than an R-2 conformance.

Mr. Dave Ricco, from the audience who accompanied Mr. Urbanic, stated he "works with this type of projects and will be attending the next Portage County Planning meeting for their input.

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Since Mr. Robert Harris of Portage County Regional Planning is scheduled to be in attendance at the February meeting, the discussion regarding the distributed overlay zoning regulations for assisted and/or independent living complexes will commence at that time.

Questions for discussions about the possibility of commercial and/or residential settings, amount of units or homes per acre, minimum green space requirements, parking, and setback requirements were reviewed.

Don Harvey encouraged the Planning Commission to prepare, in advance, any zoning ordinances pertaining to future planned senior complexes instead of passing reactionary zoning.

After discussion, Chairman Hadzinsky, and the Planning Commission tentatively defined the following for future discussions:

- a.) Min. unit/home size: 650 to 700 sq. ft. for a one bedroom home
800 sq. ft. for a two bedroom home
- b.) Parking: Two extra parking spaces per unit, one car garage per unit, with a combination of garages built, possible a two car garage for every 6th home
- c.) Height: Maintain the 35' Village Ordinance building height requirement for the assisted living building, with a maximum of two floors.
- d.) Open Space: 30% of project
- e.) Units/acre: Six units per acre
- f.) Design: Common walls; a variety of external architectural styles

A motion was called for an adjournment, Jerry Kehoe motioned for an adjournment and Mayor seconded the motion.

Vote: Ayes – Unanimous

Chairman, Planning Commission

Zoning Inspector