

## Garrettsville Planning Commission Minutes

February 5, 2009

### Public Hearing

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

Mayor Moser stated the purpose of the Public Hearing which read: The purpose of this hearing was to consider a formal request for a Conditional Use Permit application made by Ms. Valerie Stratusbaugh to continue to reside on the second floor of the commercial building located at 8094 Main Street, Garrettsville, Ohio in the Preservation, Central Business Zoning District.

This follows Garrettsville Codified Ordinance 1177.02 USES, (b) Conditionally Permitted Uses, which states: "The Planning Commission may issue conditional zoning certificates for uses listed herein: (1.) Apartments located above commercial establishments."

Mayor Moser called for any comments or discussion. With no comments brought forward; therefore, the Public Hearing was closed.

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

After the Pledge of Allegiance, Mayor Moser requested a motion to approve the minutes of the last meeting. There was no discussion; the minutes of January 8, 2009, were approved when Jerry Kehoe motioned to approve the minutes; Mayor Moser seconded the motion.

**Vote:** Ayes – Unanimous, Jeff Kaiser abstained

Ms. Valerie Strausbaugh was in attendance to request a Conditional Use Permit to continue to reside on the second floor of the commercial building located at 8094 Main Street in the Preservation District/Central Business District.

Chief Friess was in attendance to review fire safety issues for commercial vs. residential occupancy; and cited issues from his submitted report and Section 101, "Certificate of Occupancy" from the Ohio Building Code.

Ms. Strausbaugh presented a Certificate of Occupancy from Portage County; however, after the reading the certificate it was unclear as to what type and location of occupancy was indicated.

Solicitor Mark Manlove gave a brief history of past conditionally permitted second floor residential apartments in the Preservation/Central Business zoning district, as well as the past, most recent inquiry in which the owner abandoned the request. Mr. Manlove indicated that in each case of conditionally permitted apartments of the zoning district in question, each current apartment included its own off street designated parking areas.

At this time, Mayor Moser, requested Ms. Strausbaugh return to the March meeting with a letter of clarification from the Portage County Building Department as to the nature of the occupancy indicated in the form presented. Mayor Moser also pointed out, the Planning Commission's continued concern with the apartment in question's lack designated off street parking. He also stated that off street parking was and is an ongoing issue with any residential living within the Central Business District.

Mayor Moser informed the Planning Commission about a previous discussion with Tim Andrews regarding Dr. Andrew's possible interest in developing 13 acres east of his present medical building for an assisted and independent living complex. Mayor Moser indicated he informed Dr. Andrew's of the process.

Mr. Robert Harris of the Portage County Regional Planning Department was in attendance to discuss specific zoning with regards to Village planning for an overlay to various zoning areas for an assisted and independent living senior complex. Mr. Harris submitted brief plans he had completed in the past for the Planning Commission to review.

Several areas were discussed, such as choosing the applicable zoning districts, age of occupants, the possibility of limiting any commercial buildings in a complex, and the establishment of density and green space parameters.

Input from the fire department for assistance in the planning of a senior complex was recognized as an important issue for safety standards. Ideas for architectural control, A.D.A. requirements, user friendly apartments for the wheel chair bound, width of indoor halls and outdoor sidewalks, and curbs for the handicapped were all highlighted as ideas for consideration.

## Garrettsville Planning Commission Minutes (Page 2)

February 5, 2009

Parking based on the number of beds for a central assisted living building was listed for consideration as was parking space designations for active adults. Setback standards for independent apartments and the ratio of independent single family apartments to assisted living units were discussed as a possible consideration.

Consideration for the above ideas with respect to our current Village Ordinances would be the concern of the Planning Commission's effort for the proposed zoning overlay.

Mr. Harris was to submit any plans to the zoning inspector by February 26, 2009, to be forwarded to the Planning Commission for review prior to the March 5, 2009, Planning Commission meeting.

A motion for adjournment was called for by Mayor Craig Moser, Jerry Kehoe motioned for an adjournment and Jeff Kaiser seconded the motion.

**Vote:** Ayes – Unanimous

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Mayor

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Zoning Inspector