

# Garrettsville Planning Commission Minutes

April 2, 2009

Chairman, Steve Hadzinsky called the March meeting of the Garrettsville Planning Commission to order with Jeff Kaiser, Jerry Kehoe, Don Harvey, Mayor Craig Moser, Attorney Bob Mishler, and Zoning Inspector Jan Boehm 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 March 5, 2009, were approved when Mayor Moser motioned to approve the minutes; Jeff Kaiser seconded the motion.

**Vote:** Ayes – Unanimous

Mr. Mark Lueck from Speedway Super America, who previously attended the Design Review Board with regards to an application for a sign permit, was also in attendance at this meeting. Mr. Lueck requested a review of the same application for a new “LED” gas pricing face plates on an existing sign, maintaining the same square footage and height at 10769 North Street. This location would be neighboring the Preservation District/Central Business District.

After discussion of various sign designs and height, a motion for the acceptance of the sign change was made by Mayor Moser, and seconded by Jerry Kehoe. Mr. Lueck also agreed to have the existing stacks of bagged garden mulch removed to the side of the Speedway station to assure visibility at the intersection.

**Vote:** Ayes – Unanimous

Mr. Frank Piraino from Park View Federal Savings was in attendance to request information regarding a possible future proposal to develop the vacant land now called Quail Run. Park View Federal may propose development of the land into an R-2 housing complex, building quality housing, with “curb appeal” to emulate a Victorian neighborhood. In the future, Mr. Piraino may be requesting a variance with the Plat Review for houses smaller than 1,800 sq. ft. which is now compliant in the R-2 zoning district.

Mayor Moser highlighted pertinent issues as the required Preliminary Plat Procedure, nonpayment of previously assessed fees, installation of street grates and manhole covers, retention pond repair, infrastructure inspection, and the five year bond. Mayor Moser also discussed with Mr. Piraino that with beginning the plat process from the start, and at the presentation of the Final Plat approval when the lots are ready to be sold, the house square footage would be discussed and rejected; taken to the Board of Zoning Appeals to be discussed “across the board” for this specific development.

Mayor Moser also stated that home square footage across the board would be discussed at Council.

Scheduled for discussion was the proposed zoning amendment to the Garrettsville Codified Ordinance 1177.02 (b), (1). This item was referred to Council and then to be referred to the Planning Commission for next month.

A discussion of the initial draft of zoning alternatives or overlay with regards to Village planning of the R-2 zoning district was covered at this time. Don Harvey highlighted the need for not only a 55 and older community, but homes for the part of the population in need of high accessibility and low maintenance housing. A subcommittee was established with Mr. Harvey as Chairman, and Mr. Hadzinsky as a committee member. The committee is to meet in late April and late May to draft a proposal ready for the June meeting.

Mayor Moser requested a “conceptual picture” of the above overlay proposal with density issues, cluster homes and townhouses with units per acre defined, setbacks, clusters or common walls from the subcommittee. Driveways, angles of driveways, setbacks, and right of way proposals were also asked to be defined. A proposal footprint for a multi-story building for assisted living at a height of 35 feet, compliant to Garrettsville’s Ordinances, relative to the size of a proposed complex was also requested by Mayor Moser.

From the addendum to the agenda a discussion of the Ohio Department of Natural Resources of the mandatory updating of the Villages Flood Ordinance commenced. Copies of a proposed ordinance were distributed which were formulated by the state and were written to the minimal compliant standards of the ODNR and FEMA. ODNR’s target date for any change is June 17, 2009. Ratification by Garrettsville and acceptance by the ODNR must be complete by August 17, 2009. After a discussion, a subcommittee was established to meet April 16, 2009, for review and discussion of the proposed ordinance, and have recommendations ready for the May meeting of the Planning Commission. The subcommittee consisted of Chairman Hadzinsky, Don Harvey, Zoning Inspector, and Flood Damage Prevention Administrator, Jan Boehm.

Review of the ODNR ordinance was recommended to Council for discussion; there was no motion or vote.

Chairman Hadzinsky requested a motion for adjournment at this time. Don Harvey motioned and Mayor Moser seconded the motion for adjournment.

**Vote:** Ayes – Unanimous

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Planning Commission Chairman

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Zoning Inspector