

Garrettsville Planning Commission Minutes

May 7, 2009

Chairman, Steve Hadzinsky called the May meeting of the Garrettsville Planning Commission to order with Jeff Kaiser, Jerry Kehoe, Don Harvey, Mayor Craig Moser, Attorneys Bob Mishler and Michelle Stuck, 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 April 2, 2009, were approved when Jeff Kaiser motioned to approve the minutes; Jerry Kehoe seconded the motion.

Attorney Michelle Stuck was introduced to the Planning Commission as the succeeding solicitor.

Vote: Ayes – Unanimous

Ms. Karlee Heaton was in attendance to request a Change in Use for the commercial building located at 8045 State Street from a vacancy to a Mexican restaurant. Mayor Moser motioned for approval of the Change in Use contingent upon compliance to fire codes set forth by the Garrettsville Fire Chief and a Certificate of Occupancy from Portage County. Jeff Kaiser seconded the motion.

Vote: ayes – Unanimous

Brought up for discussion, was the continued noncompliance, since April, of the nonpayment of fees and the failure to correct fire violations noted from the fire inspection by the Fire Chief of the business at 8119 Main Street, The Shaker Tree. Chairman Hadzinsky stated he would call the owner, Mr. Weingart; if there is no response written notification is to be written from the Zoning Office.

Mr. Frank Piraino was in attendance to request a Preliminary Plat review for a proposed housing development in the Previous “Quail Run” project. Mr. Piraino stated the manhole cover had been replaced, the spillway had been repaired, and the intent is to develop 41 lots although nothing has been pinned to date. Also stated was Park View Federal Bank’s intent to bond the project and be responsible for the top coat for the existing roads.

Councilman Matson, from the audience, mentioned the 25’ required easement from Wheeler Road to the proposed “Ingraham Lane” which may have preceded this development proposal. The lot sizes were judged to be acceptable and changes in the street names were discussed and agreed to be possible.

At this time Chairman Hadzinsky called for a discussion. Mr. Kaiser mentioned the possibility of smaller square footage homes; maintaining a quality home with quality features. After the above discussion, Chairman Hadzinsky called for a motion to approve the Preliminary Site Plan proposal from Park View Federal Savings Bank, to include the 50’ easement from Wheeler Road to “Ingraham Lane”, 25’ feet from lots #4 and #5 each. Mr. Kaiser motioned and Chairman Hadzinsky seconded the motion.

Vote: ayes – Unanimous

In compliance with Ordinance 1165.051, Connie Knop was in attendance, as a representative from the James A Garfield Historical Society, for a possible approval of an application for a six foot high privacy fence to be located on the rear property line at 8115 High Street, in the Preservation District/Central Business District. A signed document from the neighboring property owner and the Historical Society is on file in the Zoning Office agreeing to the placement of the proposed fence. The above mentioned proposed fence was discussed and the design was approved by the Design Review Board at a previous meeting.

After discussion, Mayor Moser motioned to approve the fence proposal and Chairman Hadzinsky seconded the motion.

Vote: ayes – Unanimous

In compliance also with the above Ordinance, Mrs. Jeanne Cates requested the Planning Commission review an application for a wire fence to be placed on her empty lot on Windham Street as a safety precaution between the auto parts store and the dentist office. This fence would replace a very old wire fence in approximately the same location with the same general style.

Mayor Moser motioned to approve the fence and Mr. Kehoe seconded the motion.

Vote: ayes – Unanimous

Referred from Council, a discussion of a proposed zoning amendment to Garrettsville Codified Ordinance 1177.02 (b), (1), which addresses apartments on the second floor of the Preservation District/Central Business District commercial property was addressed at this time. The Zoning Inspector was asked to consult with the Portage County Building Department, Fire Chief Friess, and research other municipality ordinances for suggestions. This discussion has been tabled until next month.

Discussion of the Ohio Department of Natural Resource’s mandated regulation update for Chapter 1333 of Garrettsville’s Codified was referred to Council by a motion from Mayor Moser and seconded by Mr. Kaiser.

Vote: ayes – Unanimous

Referred also from Council was a discussion of a proposed zoning amendment to Garrettsville Codified Ordinance 1165.08 (a), (3), which addresses minimum living floor area per family in a single family detached dwelling or augmenting Chapter 1171 which refers to regulations in the R-2 zoning district. At this time, Mr. Kaiser recommended 1,200 minimum square feet for a one story home and 1,500 square feet minimum for a two store home in the R-2 zoning district.

Mr. Harrington, from the audience, offered a variety of house plans to the Planning Commission as examples of quality modest sized homes, yet still retaining the appearance of stylish designs.

Garrettsville Planning Commission Minutes (Page 2)

May 7, 2009

Chairman Hadzinsky called for a motion to recommend to Council the amendment to Chapter 1171 of the Garrettsville Codified Ordinance. Mayor Moser motioned and Mr. Kehoe seconded the motion.

Vote: ayes – Unanimous

For discussion also was a noncompliance by Ms. Darling of Blueberry Hill regarding the renewal of her yearly Bed and Breakfast permit by the Planning Commission. The Zoning Inspector was asked to facilitate the matter starting with a phone call, followed by a letter, and a yearly inspection was in order as noted by the Solicitor, Ms. Stuck.

Requested by a concerned citizen was the request for legislation for the establishment of a time limit or prohibiting the parking of travel trailers, mobile campers/buses etc. in the Preservation District/Central Business District and prohibiting overnight parking in the Commercial districts within the Village. A time limit and setback definitions were two of the items discussed with reference to the above request.

Mayor Moser called for a motion to recommend to council the above request for legislation. Chairman Hadzinsky motioned and Mr. Harvey seconded the motion.

Vote: ayes – Unanimous

Scheduled for review at this time was the discussion of the zoning overlay submitted by the subcommittee Chaired by Mr. Harvey. The draft overlay presented was taken from an example submitted by Mr. Harris of the Portage County Regional Planning Department. After reviewing a draft of the overlay, the major point covered was the assisted living center would be a separate topic aside from a development adopted primarily for active independent adults over 55 years of age. Discussed was the suitability of active senior housing projects in various zoning districts. The R-2 zoning district was suggested as the R-2 districts are mostly within the proximity of most required civil and commercial services.

It was determined the Planning Commission should review the draft with suggestions and opinions for the next meeting in June.

Chairman Hadzinsky motioned for an adjournment and Mr. Kaiser seconded the motion.

Vote: ayes – Unanimous

Planning Commission Chairman

Zoning Inspector