

# Garrettsville Planning Commission Minutes

June 4, 2009

Chairman, Steve Hadzinsky called the June meeting of the Garrettsville Planning Commission to order with Jeff Kaiser, Jerry Kehoe, Don Harvey, Mayor Craig Moser, Michele Stuck, Solicitor, and Jan Boehm, Zoning Inspector 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 May 7, 2009, were approved when Jeff Kaiser motioned to approve the minutes; Don Harvey seconded the motion.

**Vote:** Ayes – Unanimous

Scheduled on the agenda, Mr. John Sines, representing C.R.M. (a real estate service commissioned by Park View Federal Bank) or Mr. Frank Priaino was not in attendance to discuss or evaluate the status of the “Quail Run” housing development.

Recommended back to the Planning Commission from Council, a discussion commenced regarding the incorporation of legislation for the establishment of a time limit or to prohibit 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. Mr. Kaiser indicated that there are parking signs prohibiting overnight parking already in place on private property throughout the Central Business District, and discussed their impact.

A discussion proceeded with recommendations for parking recreational vehicles on private property within the Central Business District and in private residential areas with language controlling setback and adequate screening. Parking time limits were discussed. Indefinite parking in residential districts behind the primary structure setback with adequate screening was also discussed.

Michele Stuck, Solicitor was requested to write an ordinance draft for the above discussion for review at the next meeting.

Tabled from last month and referred to the Planning Commission from Council was the discussion of a proposed zoning amendment to Garrettsville Ordinance 1177.02 (b), (1), which addresses conditionally permitted apartments on second floor of the PD/CBD above commercial establishments. Copies of various documents from the City of Ravenna, County Building Department, a letter from Mr. Wrentmore, Chief Building Official from the Portage County Building Department, and notes from the Solicitor

Ms. Stuck were distributed and reviewed. There was concern regarding the “commercial vs. residential status of apartments above commercial property. The Mayor was to contact Chief Friess about the above contradiction.

At this time the draft of a zoning overlay submitted by the subcommittee, Chaired by Mr. Harvey for independent senior housing within the village was reviewed. Several items reviewed were limiting senior developments to the R-2 zoning district, developments with at least 40% open space, five acre minimum allotments with eight units per acre. Square footage of not less than 800 sq. ft. and 1,200 sq. ft. for cluster housing with 1.5 baths required for three bedroom units was also highlighted. Cluster housing with setbacks, size of lots, and a definition of lots were covered. Senior complex age eligibility was also reviewed.

Ms. Stuck was requested to write an ordinance draft for the above discussion for review at Council and the Planning Commission.

From the audience, Mr. Patrick stated he had talked to Mrs. Suzyn Bryson, owner of the property at 10699 Freedom Street, as to her intent regarding the above property as one side of the structure has been removed. Mrs. Bryson stated to Mr. Patrick she had a new contractor and architect, and plans a possible commercial use for the first floor and an apartment below. Discussion is planned for the next meeting.

Discussion regarding the commercial building located at 8119 Main Street and its compliance to fire safety regulations began. Chief Friess’s June 9, 2009, letter was reviewed; it was agreed at this time the only issue not met was the Change in Use fee for the third floor commercial area. Mayor Moser stated he will talk to the owner, Mr. Weingart regarding his compliance with the payment of zoning fees.

From the addendum, Ms. Deborah Darling, 11085 North Street, of Blueberry Hill has applied for a renewal of the Conditional Use zoning certificate for a Bed and Breakfast. An inspection has been conducted; the establishment is in compliance with Garrettsville’s ordinance.

Mayor Moser motioned for a renewal and Jerry Kehoe seconded the motion for the continued conditional use.

**Vote:** Ayes – Unanimous

In addition, from the addendum, was a discussion regarding the dwelling at 8217 Park Avenue, in the R-2 zoning district, being converted into two apartments for rent. This is contrary to Garrettsville’s Codified Ordinance 1171.02 for R-2 permitted uses; specified in Ordinance 1193.06 the property had reverted to single family status. The zoning inspector was requested to contact the independent property manager regarding this issue.

Chairman Hadzinsky, at this time requested a motion for adjournment. Jerry Kehoe motioned for an adjournment and Don Harvey seconded the motion.

**Vote:** Ayes – Unanimous

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Planning Commission Chairman

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Zoning Inspector