

Garrettsville Planning Commission Minutes

September 3, 2009

Public Hearing

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

Chairman Hadzinsky 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 The Praise Assembly of God Church for a previously constructed, movable accessory building, 12' x 24' in size, and approximately 12 feet in height. The accessory building in question is located at 10280 State Route 88, at the corner lot of Liberty and Hewins Roads, in Garrettsville's R-1 zoning district where the church is a conditionally permitted use.

Garrettsville's Codified Ordinances were referenced below:

Ordinance 1169.02 R-1 Residential District (b) Conditionally Permitted Uses, (2) states: "Churches and other buildings for the purpose of religious worship;" the abovementioned church is a conditionally permitted use in the R-1 zoning district, (Lowest density single family residential).

The above review is in compliance to Garrettsville's Ordinance 1149.04 which states: The planning Commission shall review the particular facts and circumstances of each proposed use in terms of various standards listed in ordinances 1149.04 (a) thru (i), and 1149.05 (a) thru (q). In addition, the abovementioned lot is a corner lot; technically, having two front yards, and two side yards; therefore, Ordinance 1163.04 (d), (1), addresses this issue. "Required yards facing streets". Corner lots in all districts are required to have the minimum front yard requirements, as indicated in that district, facing both streets."

Garrettsville Codified Ordinance 1165.06 (a) also states, "Accessory buildings shall be located entirely to the rear of the main building and may be built to within ten feet of the rear lot lines. An accessory building shall not occupy more than thirty percent (30%) of the rear yard."

Chairman Hadzinsky called for any comments or discussion. A discussion commenced within the Planning Commission as to the size, height, and placement of the above accessory building. With no comments brought forward; therefore, the Public Hearing was closed.

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Chairman, Steve Hadzinsky called the September meeting of the Garrettsville Planning Commission to order with Jeff Kaiser, Jerry Kehoe, Mayor Craig Moser, Don Harvey, Michele Stuck, Solicitor, Jan Boehm, and 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 August 6, 2009, were approved when Jeff Kaiser motioned to approve the minutes; Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Greg Ebie from the Praise Assembly of God was in attendance to request a review of a Conditional Use Zoning permit for a previously constructed, movable accessory building, 12' x 24' in size, and approximately 12' in height. The accessory building is located at the front side of the church at 10280 State Route 88, on the corner lot of Liberty and Hewins Roads, in Garrettsville's R-1 zoning district, where the church is a conditionally permitted use.

After discussion, Mr. Eibe stated the church would paint the building to match the church siding within approximately two weeks, and carry the existing landscaping around from the front of the church to extend to the accessory building as a buffer or screening from the street.

Chairman Hadzinsky called for a motion to grant a Conditional Use permit for the above accessory building with the conditions the area around the building be landscaped with screening plantings, and painted to match the siding of the church. Mayor Moser motioned and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

At this time, Mayor Moser requested a motion to amend the above accessory building and landscaping motion with regards to the landscaping, this amended motion was to include large arborvitae to be planted along with the planned landscaping, and the landscaping project to be complete by October 31, 2009. Don Harvey motioned and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

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Ms. Jill McCrobic a representative of Rite Aid was in attendance to request approval for the placement of a 40' storage trailer for the storage of Christmas seasonal merchandise. The trailer is to be located in back of the building by the trash dumpster. The dates involved would be from September 1, 2009, to December 1, 2009. Mayor Moser moved for approval of a zoning permit for the trailer and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Mr. or Mrs. Steele was scheduled to be present at the Planning Commission meeting after attending the Design Review Board meeting. The Steels were scheduled for Planning Commission to discuss the addition of a possible future apartment on the second floor of their commercial building located at 8118 High Street. Mr. Steele stated at the Design Review Board meeting, the decision was made not to pursue an apartment addition at the High Street location at this time.

Mrs. Gwendolyn Mayer had requested to be placed on the agenda regarding the placement of a historic plaque within the Village, commemorating Garrettsville's history and contributions to the maple syrup industry. Mrs. Mayer was not present; however locations for such a plaque were discussed. The Planning Commission was not opposed to such a historic plaque; however, more information is needed.

Discussion of information supplied by Michele Stuck, Solicitor, regarding Flea Markets, Open Air Markets and Auctions commenced at this time. After review of our current ordinances referring to flea and open air markets, suggestions were offered as to various zoning areas, such as O.C. (Open Conservation), C-2, (Heavy Commercial Business), C-3, (Intense Commercial Business) may be suitable if the Village were to pass legislation permitting such markets. Set time period were discussed, such as the second weekend in June thru to the first weekend in November, and hours of operation was also discussed. It was considered, the above markets may be a Conditional permitted use and a Conditional Zoning Certificate may be required. These outside sales discussed would be intended for agricultural produce. Ms. Stuck will furnish more information for discussion for the next meeting.

Councilman Rick Patrick had requested a discussion regarding property owners converting single family dwellings into multi-family homes in single family residential zoning districts. Various suggestions were discussed such as owner sign off sheets from realtors or seller to buyers of properties throughout the Village advising them of the zoning district of the purchased property, or notification of realtors of specific zoning districts. Ms. Stuck, Solicitor was asked to research possible avenues for the Village regarding the above discussion.

Due to time conflicts, the Thursday, October 1, 2009, Planning Commission meeting is to be rescheduled for Thursday, October 8, 2009 at 7:00 pm in the Council Chambers.

Chairman Hadzinsky requested a motion for adjournment. Mayor Moser motioned for an adjournment and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Planning Commission Chairman

Zoning Inspector