

Garrettsville Planning Commission Minutes

October 8, 2009

Public Hearing

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

Chairman Hadzinsky stated the purpose of the Public Hearing which read: The purpose of this Public Hearing is to review a formal application for a Conditional Use Certificate from the James A. Garfield Intermediate School for a sign permit to cover a changeable text sign to be placed in the school front lawn 25' from the Park Avenue right of way and 15' from the main entrance sidewalk. The school is a conditional use in the R-2 zoning district, (low 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).

Don Harvey questioned the size of the sign, after which, there was not further discussion or comments; therefore the public hearing was closed.

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Chairman, Steve Hadzinsky called the October meeting of the Garrettsville Planning Commission to order with Jerry Kehoe, Mayor Craig Moser, Don Harvey, Michele Stuck, Solicitor, Jan Boehm, and Zoning Inspector present. Jeff Kaiser was absent.

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 September 3, 2009, were approved when Jerry Kehoe motioned to approve the minutes; Don Harvey seconded the motion.

Vote: Ayes – Unanimous

Mr. Don Long was in attendance to request a Conditional Use Zoning Certificate for a sign permit for the James A. Garfield Intermediate School, 8233 Park Avenue, in Garrettsville. The school is a conditional use located in an R-2 zoning district, (low density single family residential). The above review is in compliance to Garrettsville's Ordinance 1149.04.

Mr. Long stated the proposed sign would include changeable copy, be placed in the school front lawn 25' from the Park Avenue right of way and 15' from the main entrance sidewalk, and would not be illuminated.

Mayor Moser motioned to approve the Conditional Use application for the sign permit and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Mayor Moser also motioned to waive the application fees; Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Mrs. Gay Lynn Ataman was in attendance to discuss a possible purchase of the property located at 7832 State Street in the R-2 zoning district, (low density single family residential). Mrs. Ataman would like to create an apartment in a garage located in the rear yard or an apartment in the attached garage for her mother.

Chairman Hadzinsky questioned the potential for the conversion if the property were to be sold in the future; therefore the property would become a two family property in a single family zoning district.

Ms. Stuck, Solicitor, stated the commission could not answer Mrs. Ataman's because a current owner would need to request a variance from the Board of Zoning Appeals for such a renovation, while Mayor Moser stated in the future, changing an attached garage to bedroom and another bathroom, devoid of kitchen facilities, would be acceptable within the current zoning restrictions.

Mayor Moser also stated, the current owner may wish to request such a variance prior to the sale of the property; therefore Mrs. Ataman would know if such changes are permitted.

Don Harvey told Mrs. Ataman, if the property could be divided into two separate half acre parcels; this may meet the requirements for the proposed two separate houses in the R-2 zoning district.

At this time, Chairman Hadzinsky called for a discussion for proposed Ordinance 731.01, Required Notice by Real Estate Agents and Brokers. Solicitor Stuck reviewed the ordinance; after a discussion, Jerry Kehoe motioned and Don Harvey seconded the motion to send the proposed ordinance to Council.

Vote: Ayes – Unanimous

After discussion of products, locations, required permits, and fees, Ordinances 1135.01 (a) (23), 1149.05(t), (1) thru (6), 1177.02 (b), (5), 1179.02(b), (9), 1180.02(b), (13), and 792.01, (c) were amended to add Farmers Markets as Conditionally Permitted Uses in the C-2, C-3, and CBD Zoning Districts, as well as Farmers Markets being defined.

Jerry Kehoe motioned and Don Harvey seconded to send the above proposed ordinance to Council.

Vote: Ayes – Unanimous

Proposed Ordinance 1135.01(a), (1) was covered and the "accessory structures" or "accessory buildings" definition was added to the existing Ordinance Definitions.

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Craig Moser motioned and Jerry Kehoe seconded the motion to send the above proposed ordinance to Council.

Vote: Ayes – Unanimous

At this time the Planning Commission began the review their proposed plans for senior zoning overlay. Dr. Andrews with four of his contractors/engineers took the floor to review his plans for a senior complex behind his current health care building incorporating 19.5 acres at One Memory Lane in Garrettsville.

Dr. Andrews shared his plans for 3 modules with a total of 33 1,180 to 1,250 sq. ft. independent living units, a 30-40 bed assisted living building, and a sizable community center. The community center would also house administrative offices, conference rooms, library, chapel, dining room, and other medical support services.

Dr. Andrews described this community and an eco-friendly project with a retention pond, village utilities, walking path, and energy efficient buildings. Building materials, energy efficiency, and conceptual designs were discussed.

Jerry Kehoe and Councilman Matson, from the audience, raised several questions regarding roads throughout the complex and referred the engineers to our current Ordinances. Don Harvey also questioned side line clearances, spacing, and the setback of individual units from the street.

40% open space to include parking spaces, parking lots, and driveways was defined in Dr. Andrews's proposal; green-space was discussed at length and defined by the Planning Commission to require a minimum of five acres.

Don Harvey commented on the private streets, and expressed a concern for fire protection access, the depth of proposed road spurs and suggested Dr. Andrews confer with the Fire Department. Another concern Mr. Harvey also expressed was the absence of outdoor recreation space for the independent housing units.

Steve Hadzinsky questioned space requirements for maintenance; after discussion, the Planning Commission expressed the need for the addition of maintenance management plans in the proposal.

After Dr. Andrews's proposal, the Planning Commission continued the discussion of the addition of proposed Ordinance 1135.01(a), (1) and 1149.05 (s) for the senior zoning overlay to Ordinance 1171.06 (a) thru (h). Several changes were made; with the changes in place, Mayor Moser motioned to refer the above changed Ordinances to Council, Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Chairman Hadzinsky discussed the possibility of changing the April 2010 Planning Commission meeting from the usual scheduled date. No definite date was set.

Jerry Kehoe motioned for an adjournment and Mayor Moser seconded the motion for an adjournment.

Vote: Ayes – Unanimous

Planning Commission Chairman

Zoning Inspector