

Garrettsville Planning Commission Minutes

February 4, 2010

At 7:08 pm, Chairman Steve Hadzinsky called the February meeting of the Garrettsville Planning Commission to order with Mayor Craig Moser, Michele Stuck, Solicitor, and Jan Boehm, Zoning Inspector present. Jerry Kehoe and Don Harvey were absent.

Solicitor, Michele Stuck proceeded to swear in the newly appointed member, Ms. Gretchen Cram, who replaces Jeff Kaiser, who resigned.

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 January 7, 2010, were approved when Mayor Moser motioned to approve the minutes; Chairman Hadzinsky seconded the motion. Ms. Cram abstained.

Vote: Ayes – Unanimous

Ms. Kimberly Wilson was in attendance to request a lot split at 10318 Liberty Street. Eventually Ms. Wilson plans to construct a home to be located in Windham Township. The existing property in Garrettsville has 80.16 feet frontage on Liberty Street. The Proposed split would separate 20 feet from the initial Garrettsville Village frontage of 80.16 feet to permit a drive way access; this would leave an existing lot with a width of 60.16 feet.

After discussion, the Garrettsville Planning Commission deemed the above lot split is contrary to Ordinance 1163.04 (a) which states: "Every principal building shall be located in a lot having frontage on a public or private street built to standards required of dedicated streets in the Village. The minimum frontage shall be thirty feet and this shall apply to all districts".

Mayor Moser stated, technically the lot split needed to be presented to the Board of Zoning Appeals.

Chairman Hadzinsky called for a motion to deny the requested lot split, Mayor Moser motioned and Chairman Hadzinsky seconded the motion.

Vote: Ayes – Unanimous

Mr. Dave Sterrett of Medina Signs was in attendance on behalf of Carlson Funeral Homes to request a sign permit for a nonconforming business in the R-2 zoning district at 8382 Center Street. The proposed replacement sign is a freestanding, internally illuminated, 45.94 sq. ft. sign, and 8.1 feet in height.

The proposed sign height of 8.1 feet was questioned was at the Design Review Board meeting. Mr. Sterrett of Medina Signs stated the height was in error and the proposed base is to be 12 inches not the indicated 36, this would correct the height to 6.1 feet. Mr. Sterrett agreed to resubmit corrected drawings to the Zoning Office.

Because the funeral home is a nonconforming business in the R-2 zoning district, the above request is contrary to Ordinance 1191.01 which allows one wall sign to be 10 sq. ft. Also, Ordinance 1191.01 (e) states illumination is prohibited, subject to Design Review Board and the Planning Commission approval, mounted on a front wall or side wall parallel to street frontage only.

Ordinance 1191.05 (1) states: "Should any replacement or relocation take place without being brought into compliance, the sign shall be considered illegal.

Because of the above ordinances, Chairman Hadzinsky called for a motion to deny the sign permit request. Mayor Moser motioned to deny the request and Chairman Hadzinsky seconded the motion.

Vote: Ayes – Unanimous

In a discussion it was also indicated the above sign request would be an issue for the Board of Zoning Appeals should Medina Signs and Carlson Funeral Home wish to pursue the request.

Mr. Jack Edwards was in attendance to request a Change of Use/Occupancy zoning permit for the property located at 8289 Windham Street. Previously the property was vacant; Mr. Edwards wishes to hold martial arts classes in the building. A copy of the fire safety inspection was attached to the application.

After discussion, Chairman Hadzinsky called for a motion for approval of the change in use/occupancy. This approval is contingent upon written notification within 30 days from the Fire Chief /Inspector, Mr. Friess, to the Zoning Inspector indicating all the fire safety violations have been corrected. Mayor Moser motioned and Chairman Hadzinsky seconded to motion.

Vote: Ayes – Unanimous

Mrs. Gwen Mayer was scheduled to be in attendance to revisit the request for placement of the Historical Society's historic plaque with a completed sign application requested by the Design Review Board and the Planning Commission.

Mrs. Mayer was not in attendance; however Councilman Patrick from the audience stated through a discussion with Ms. Kit Semplak, the current President of the Historical Society, she will be assuming the current request.

Mr. Patrick indicated their discussion included possible sites such as by the clock tower or the entrance to the boardwalk.

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Chairman Hadzinsky reviewed a discussion of the service structure and illegal sign placed at 8135 Windham Street by the current business owner. Mr. Hadzinsky indicated he was assured by the business owner, both the sign and the service structure would be removed within a month.

With the review of initiating Ordinances 2009-40 and 2009-59 for 2010, Mayor Moser requested from the Zoning Inspector a list for the Planning Commission indicating various commercial properties which include rental units within the Village. This list was requested for the March Planning Commission meeting.

Mr. Newsome's request for a Site Plan for backup generators at the Verizon cell tower on Brosius Road was discussed. The proposed fuel was discussed to possibly be propane. Mr. Newsome was forwarded a Site Plan Review on January 11, 2010.

Solicitor, Michele Stuck stated, after correspondence with the Portage County Health Department, as of January 19, 2010, the red dumpster located at 10699 Freedom Street was officially declared a public nuisance. With this action the county will also be involved with correcting the dumpster nuisance.

Chairman Hadzinsky opened the floor for discussion; no discussion was brought forth. A motion for adjournment was requested; Chairman Hadzinsky motioned for an adjournment, Mayor Moser seconded the motion.

Vote: Ayes – Unanimous

Planning Commission Chairman

Zoning Inspector