

## Garrettsville Planning Commission Minutes

March 4, 2010

At 7:00 pm, Mayor Moser called the March meeting of the Garrettsville Planning Commission to order with Mayor Craig Moser, Jerry Kehoe, Don Harvey, Gretchen Cram, Michele Stuck, Solicitor, and Jan Boehm, Zoning Inspector present. Chairman Steve Hadzinsky was absent.

After the Pledge of Allegiance, Mayor Moser requested a motion to approve the minutes of the last meeting. There was no discussion; the minutes of February 4, 2010, were approved when Gretchen Cram motioned to approve the minutes; Mayor Moser seconded the motion. Jerry Kehoe and Don Harvey abstained.

**Vote:** Ayes – Unanimous

Mr. Dustin Lance, representing Speedway, 10769 North Street, was in attendance to resubmit a Commercial Zoning Certificate application for a 10' x 8' service structure to be relocated from its present location, at the right of the Speedway's primary building to the left of the building, 18.5 feet from the rear property line, and 25 feet from the left property line. This action, to find a more appropriate location, is being taken because the structure is currently located at the right-of-way of State Route 88 or North Street.

Mr. Lance stated a work order to relocate the structure to a more suitable location has been submitted to Speedway's corporate offices, and hopes the move will take place as soon as weather permits, hopefully by the end of March.

Mayor Moser called for a motion to grant a Commercial Zoning Certificate for the above service structure pending the relocation to the left of the Speedway's primary structure.

Gretchen Cram motioned and Jerry Kehoe seconded the motion to grant the Commercial Zoning Certificate pending the relocation.

**Vote:** Ayes – Unanimous

Mrs. Barb Bejger, from the audience, asked the Planning Commission their view of first, placing a third panel on an existing sign of her business to advertise the sale of coffee at her existing business, The Cornerstone Emporium.

Second, Ms. Bejger wishes to offer coffee and small sweets in her established business. A letter from the Portage County Combined General Health District was given to the Planning Commission stating: "According to Ohio Revised Code 3717.42(B) (7), a food service operation serving (13) thirteen or fewer individuals daily is exempt from the requirement to be licensed as a food service operation."

Mayor Moser stated, he believed, since there would be no major change in the sign and not a significant change in the current business use, neither a new sign permit, nor a change in use permit would be required.

Michele Stuck, Solicitor, was consulted at this point; her consensus was there was no issue with the above changes under the current Village Code.

Mayor Moser stated if the change works, and the internal "coffee shop" grows to exceed current plans, both Ms. Bejger and the Village will be required to pursue issues and requirements further.

At this time the Zoning Inspector shared a phone call received at the Zoning Office regarding various remaining non-permitted signs throughout the Village while requesting businesses to conform to the Village Codified Ordinances.

Councilman Patrick from the audience, acknowledged the existing problem; therefore, Mayor Moser requested the Zoning Inspector to list each sign throughout the Village and verify existing sign permits relative to each sign.

Because Don Harvey, was absent from Garrettsville for a period of time, he had questions regarding the pending lot split to be reviewed at the next Board of Zoning Appeals meeting. Mayor Moser explained the above issues to Mr. Harvey with regards to the 22 vacant acres currently in Windham Township with a proposed 60' access from Liberty Street.

Mayor Moser called for an 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