

Garrettsville Planning Commission Minutes

April 1, 2010

At 7:00 pm, Chairman Steve Hadzinsky called the April 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.

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 March 4, 2010, were approved when Mayor Moser motioned to approve the minutes; Jerry Kehoe seconded the motion. Chairman Hadzinsky abstained.

Vote: Ayes – Unanimous

Ms. Tawny Cribliz was in attendance to request a Change in Occupancy/Use for the commercial property located at 8045 State Street. Currently the property is vacant; however, previously was a restaurant. The attached Fire Safety Inspection list from the Fire Chief was reviewed.

Chairman Hadzinsky motioned for an approval for the Change in Occupancy/Use pending corrections of the fire safety issues noted in the Fire Chief's report, as corrections are to be made; after which, notification is to be made to the Fire Chief for approval.

Vote: Ayes – Unanimous

On the agenda was review of the Site Plan for Phase I Expansion of the Wastewater Treatment Plant. After review of the plans, a discussion commenced regarding the existing and the proposed facility. Concerns of the Planning Commission were the location of the facility relative to the existing houses, and landscaping around the facility for the least impact to neighboring areas.

The financing loan for the project and the current percent capacity for the existing facility vs. projections for residential and industrial expansion were also highlighted. Although growth momentum has slowed, it was the consensus, with the current wastewater being close to or at maximum capacity, an expansion is required.

At Councilman Patrick's request a discussion of the possible zoning districts which would allow adult book stores were highlighted from a discussion at the last Portage County Regional Planning meeting. Per Solicitor M. Stuck, adult book stores are conditionally permitted in the I Zoning District (Industrial District) per Codified Ordinance 1181.03 (b).

Responses for Ordinance 2009-59 notification mailings, (conditional use permits for apartments above commercial businesses) were mentioned by the Zoning Inspector. The ordinance was reviewed, as it pertains only to the Central Business District.

The Zoning Inspector informed the Planning Commission of several phone conversations from Powerhouse Enterprises located in Texas, who were inquiring about placing a 3.5-4' x 3.5-4' x 7' tall red DVD rental kiosk to the left of Speedway. After much discussion, the Planning Commission indicated, should Powerhouse Enterprises contact the Village again, the Zoning Inspector discuss a safer location for the kiosk.

The Change in Occupancy/Use Permit for 8289 Windham Street granted February 8, 2010, contingent upon a letter for the Fire Chief within 30 days was discussed. To date, the second fire safety inspection had not taken place as the Fire Chief was unable to contact the business owner. The Zoning Inspector was instructed to write a letter to the business owner on behalf of the Planning Commission for scheduling of the second safety inspection.

Aspects of the new bridge construction from May 3, 2010 to October 1, 2010 were discussed such as a preconstruction on site meeting. This preconstruction meeting would cover provisions for the businesses, and the Villages ideas for the "sunken garden".

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

Vote: Ayes – Unanimous

Planning Commission Chairman

Zoning Inspector