

## Garrettsville Planning Commission Minutes

October 7, 2010

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

After the Pledge of Allegiance, Chairman Hadzinsky called for approval of the minutes of September 6, 2010. The Planning Commission minutes for September were approved when Jerry Kehoe motioned to approve the minutes and Gretchen Cram seconded the motion.

**Vote:** Ayes – Unanimous

A yearly Conditional Use zoning application submitted by Ms. D. Darling, 11085 North Street, for her bed & breakfast was reviewed. Jerry Kehoe motioned to approve the application; Gretchen Cram seconded the motion with the understanding, the permit is valid until March 2011, at which time a renewal will be required.

**Vote:** Ayes – Unanimous

Mr. Dave Harrington was in attendance to discuss the possible purchase and development of the property currently called Quail Run off State Route 82. Mr. Brent Artman of Artman Engineering was in attendance representing Mr. Harrington and Bonner gave a presentation regarding the proposed development.

Mr. Artman expressed the intentions to purchase the above mentioned property and develop the area into 120 over 55 condominiums following the existing lot layout. The intent is to have a series of duplex and quad units. At this time a tentative floor plan for the units was showed to the Planning Commission.

The development and review of the current situation of the sanitary sewers and water was discussed, and the one year maintenance bond was also discussed. A proposed clubhouse and pool located in the center of the development was reviewed.

At this time Mr. Harrington stated the area is now slated for single family dwellings, but because of current marketing, the market may be open for empty nesters and over 55 buyers, who are looking for a home free from maintenance. This proposed development would be aimed to house 1.5 people per unit and would be somewhat a gated community to enable some security. It was also stated the proposed square footage for each unit would be approximately 1200 to 1500 sq. ft. on a slab, with two car attached garages, and enough depth in each driveway to accommodate parking for two cars. The target price would be between \$119,000 and \$149,000.

Mr. Harrington also stated because the development is planned as a gated community, the homeowner's association maintenance fees would cover the responsibility of the maintenance of and snow removal from the streets, and possible maintenance of the outside of the buildings.

Village Solicitor, Michele Stuck questioned Brent Artman if the project is conforming to the Villages current regulations such as the 30% open-space, density, setbacks, and right of way setbacks. It was the belief the regulations have been met, save for calculations for the 30% open-space, which will be investigated by Mr. Artman. It is the determination of Mr. Harrington that a walking path identified in the Garrettsville Ordinances for the senior housing overlay will not be constructed to ensure more privacy for the condominium owners and the neighboring houses.

Radii of the cul-de-sacs were discussed relative to the fire department requirements; it was determined Chief Friess would be consulted, as the project would be developed in phases.

Again, the sanitary sewers and water lines were highlighted as concerns; however, issues will be discussed with the water department and the Garrettsville Board of Public Affairs meeting.

It was also determined there would be no secondary access off Wheeler Road.

Chairman Hadzinsky requested a motion for adjournment, Jerry Kehoe motioned for an adjournment and Gretchen Cram seconded the motion.

**Vote:** Ayes – Unanimous

---

Planning Commission Chairman

---

Zoning Inspector