

Garrettsville Planning Commission Minutes

April 7, 2011

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

After the Pledge of Allegiance, Chairman Hadzinsky called for approval of the minutes of March 3, 2011. The Planning Commission approved the minutes for March 2011, when Chairman Hadzinsky motioned to approve the minutes and Mayor Moser seconded the motion.

Vote: Ayes – Unanimous

The Public Hearing was called to order. One reason for the public hearing was to consider a formal request by the owner of the property located at 11085 North Street, for the continuation of a Conditional Use permit for a Bed & Breakfast located at their property which is in Garrettsville's R-2 zoning district, (low density single family residential).

This review is in compliance to Garrettsville's Ordinance 1149.05, (j), (4); the above establishment is also subject to Garrettsville's Codified Ordinance 1149.05, (j), (1) thru (12).

Another purpose of this hearing, pursuant to Ordinance 2009-40, is to review a formal application for a yearly Conditional Use Zoning Certificate for an apartment located on the second floor of the commercial building at 8094 Main Street in the Garrettsville's Preservation District/Central Business District.

The above review is in compliance to Garrettsville's Ordinance 1177.02 (b) (1) which states: The planning Commission may issue conditional zoning certificate for uses listed, subject to Section 1149.04, inclusive, and other sections as listed herein: (1) Apartments located above commercial establishments subject to Section 1149.05(r), (1) thru (10).

Chairman Hadzinsky called for comments from the floor. There were no comments from the public; the Public Hearing was closed at 7:05 pm.

Mr. John Urbanowicz, from Urban Growers, Burton, Ohio, was in the audience; therefore, the Agenda Addendum was addressed at this time. Under the direction of Councilman Patrick, Mr. Urbanowicz, is requesting a "temporary permit" for seasonal plant and planting supply sales from Monday April 18th through to July 15th 2011. Sales will be conducted in his temporary structure ~20' x 60', ~1800-2000 sq. ft. and 10' in height. This structure would be placed in the "Sky Plaza" parking lot, in front of IGA and Family Dollar stores in the C-2 zoning district.

After a discussion Mayor Moser motioned to approve the temporary permit conditional upon the payment of the zoning fee and the signature from the property owner. Gretchen Cram seconded the motion.

Vote: Ayes – Unanimous

Item one on the agenda, consideration of a request by Ms. D. Darling, 11085 North Street, for the continuation of a Conditional Use permit for a Bed & Breakfast located on her property in Garrettsville's R-2 zoning district was reviewed at this time.

Mayor Moser motioned for approval of the continuation of the Conditional Use permit for the Bed & Breakfast, and Gretchen Cram seconded the motion.

Vote: Ayes – Unanimous

Item two on the agenda was to review of the continuation of a yearly Conditional Use permit for an apartment on the second floor the commercial building, 8094 Main Street, in the Preservation District/Central Business Zoning District.

Mayor Moser motioned for approval of the continuation of the Conditional Use permit for the second floor apartment in the commercial district; Gretchen Cram seconded the motion.

Vote: Ayes – Unanimous

Under the request of the Mayor, temporary signage ordinances were reviewed and discussed with the intent of a possible one year renewable sign permit for portable, temporary signage in the C-2, C-3, and CBD zoning districts. Solicitor, Ms. Stuck was asked to formulate an initial ordinance draft to be discussed at the May Planning Commission meeting.

Chairman Hadzinsky requested a motion for an adjournment. Mayor Moser motioned for an adjournment; Gretchen Cram seconded the motion.

Vote: Ayes – Unanimous