

Garrettsville Planning Commission Minutes

June 2, 2011

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

After the Pledge of Allegiance, Chairman Hadzinsky called for approval of the minutes of May 5, 2011. The Planning Commission approved the minutes for May 2011, when Mayor Moser motioned to approve the minutes and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

At 7:04 the Public Hearing was called to order. Pursuant to Ordinance 2009-40, the review was conducted for formal applications for a yearly Conditional Use Zoning Certificate for apartments located on the second floor of a commercial building located at 8151 Water Street, 8139 Windham Street, 8122 High Street, 8100A Main Street, and 8115 High Street, all within Garrettsville's, Central Business Zoning District.

The above is in compliance to Garrettsville's Ordinance 1177.02 (b) (1) which states: The planning Commission may issue conditional zoning certificate for uses listed herein, 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).

A second reason for a public hearing was to review an application for an accessory structure by the property owners at 10313 South Street, C-2 zoning district. The current usage, a Day Care Center, is a Conditional Use in the above zoning district.

It was noted the property at 8115 had not filed the completed the fire inspection report at the time of the meeting; therefore, the issue will be covered at the July 7, 2011, meeting. There was no further discussion or comments; the public meeting was closed at 7:08 pm.

From the proceeding Design Review Board meeting, Ms. Michelle Rosenbaum requested at special Planning Commission meeting to review a change in use application for her proposed business at 8015 State Street, a game emporium. This business would be classified as a conditional business within the C-2 zoning district. A June 15th, 2011, date was scheduled.

At the request of Mr. Lou Belnap of Agile Signs, a discussion and review commenced regarding proposed replacement signage for Huntington Bank at 10787 North Street. The proposed signage had previously been reviewed and a sign permit granted by the Design Review Board. The right of way for North Street was discussed, as was the placement of entrance and exit pylons. The zoning inspector was to discuss further the two issues with Mr. Belnap. Jerry Kehoe motioned to approve the signage and Mayor Moser seconded the motion.

Vote: Ayes – Unanimous

From the zoning office, the Planning Commission had been requested to review a plan proposed by Mr. Matt Paul for a fence/planter and a proposed parking lot between his commercial property, 8139 Windham Street and the new Windham Street bridge. Mr. Paul was not in attendance; therefore, Chairman Hadzinsky requested the zoning inspector write a letter, enclosing the appropriate zoning applications, requesting a plot plan with reference to the setbacks, including drawings and plans for the existing shed.

The applications for the yearly Conditional Use zoning certificates for apartments located on the second floor of commercial buildings in the Central Business District/Preservation District were reviewed at this time.

Mayor Moser moved to approved conditional use certificates for 8151 Water Street, 8139 Windham Street, 8122 High Street, 8100 Main Street A, the property at 8115 High Street will be reviewed upon completion. Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

The application for an accessory structure, pavilion, at 10313 South Street was considered at this time. The current usage for the property is a day care center for children; the pavilion would be built behind the day care building for the benefit of the children. With all setbacks met, Mayor Moser motioned to approve the conditional use application for the pavilion, and Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

A continued discussion of home occupations from the May Planning Commission meeting commenced. Solicitor Stuck presented drafts of proposed ordinances which were reviewed. Definitions of various home occupations were highlighted as was the types and their characteristics. It was agreed, home occupations will be covered at the next meeting with more information being supplied by Ms. Stuck.

The discussion of presently illegal, large 4' x 8' mobile signage was initiated also from the May meeting. Mayor Moser's initial proposal was to make them legal with yearly signage fees. A discussion regarding changeable copy, internal illumination and fees resulted. Solicitor Stuck was requested to write legislation to be reviewed at the July meeting.

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

Vote: Ayes – Unanimous