

Garrettsville Planning Commission Meeting Minutes

May 3, 2012

At 7:00 pm, Chairman Hadzinsky called the Public Hearing to order, stating the purpose of this hearing, pursuant to Ordinance 2009-40, to review a formal application for a yearly Conditional Use Zoning Certificate for an apartment located on the second floor of the commercial building located 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 asked for any comments pertaining to the above item. Stated, was the fire safety inspection's completion and passage.

A second issue reviewed was a temporary Conditional Use Permit application submitted for the property at 8283 Windham St., in Garrettsville's C-2 zoning district. The second review is in compliance with Garrettsville's Codified Ordinance 11249.05, (j), (1 thru 2.)

Chairman Hadzinsky asked for any comments pertaining to the above. No comments were voiced.

At 7:27pm, Chairman Hadzinsky called the Garrettsville Planning Commission to order with Mayor Moser, Don Harvey, Tom Hardesty, Jerry Kehoe, Michele Stuck, Solicitor, and Jan Boehm, Zoning Inspector present

After the Pledge of Allegiance, the April 5, 2012, Planning Commission meeting minutes were approved pending one correction highlighted by Chairman Hadzinsky, when Jerry Kehoe motioned for an approval; Mayor Moser seconded the motion.

Vote: Ayes – Unanimous

Representatives from McDonald's Real Estate Co., 8027 State Street were in attendance to request approval of a reconfiguration of their Drive-Thru to a dual lane layout. This updating would be of the existing Drive-Thru equipment and the addition of two new Drive-Thru menu boards.

Mr. Mike Payne, owner of the restaurant, stated the modifications would be more efficient for customers and ease any back up prior to ordering through the Drive-Thru process. Several parking spaces would be removed to the rear of the parking lot to facilitate space for a second Drive-Thru menu board. Compliance to Garrettsville's Codified Ordinance Definitions 1135.01, (47), was confirmed. Indicated also, was the size noncompliance to Garrettsville's Codified Ordinance 1191.02, (f); therefore, a Board of Zoning Appeals was requested to be scheduled for June 5, 2012, to review the size variance of the menu board.

Jerry Kehoe motioned to approve the site plan; Chairman Hadzinsky seconded the motion except for the signage, to be reviewed at a later date.

Vote: Ayes – Unanimous

Mr. Brent Artman was in attendance with/for Mr. Dave Harrington for a discussion regarding the residential property currently known as Quail Run off State Route 82, at the west end of the Village in Garrettsville's R-2 zoning district. To date no applications have been submitted or fees paid for this particular plat application.

A preliminary plat approval was granted to a previous developer in 2007; time constraints have expired. Mr. Harrington would like to avoid the Preliminary Plat procedure by the Planning Commission for his

planned development as roads and improvements have been installed, and the Planning Commission grant a final plat approval on four blocks of land not yet subdivided. Mr. Harrington's reasons were, his taxes would be greatly minimized with such a land division. Mr. Harrington's plan is to subdivide individual lots as sold, referring each to the Planning Commission as lot splits.

Don Harvey inquired about the status of the streets; they are in need of top coats. Mr. Harvey also inquired about the number of lots to be divided; Mr. Harrington is planning 41 plots. Tom Hardesty inquired about the lawn care etc. on unapproved lots; Mr. Harrington's response was he would be responsible for the appearance and maintenance of the unapproved lots. This was a preliminary discussion with the Planning Commission; per Mr. Harrington's statements, parameters may change prior to a Final Plat Review.

At this time, the Planning Commission reviewed Ms. Valerie Strausbaugh's request for the continuation of a yearly Conditional Use Permit for an apartment located above a commercial establishment located at 8094 Main Street in Garrettsville's Preservation District/Central Business District.

With the fire safety report in good standing and application complete, Mayor Moser motioned to approve the Conditional Use Permit for the apartment; Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

Acknowledging the structure has been up for several weeks, as last year, Mr. John Urbanowicz, from Urban Growers, is requesting a "Temporary Conditional Use Commercial permit" for his temporary structure ~20' x 60', ~1800-2000 sq. ft.; 10' in height. This structure would be placed in the "Sky Plaza" parking lot, in front of IGA and Family Dollar Stores, C-2 zoning district. The application would also include seasonal plant sales through July.

Mayor Moser motioned to approve the Temporary Conditional Use Commercial permit retroactive to the erection of the structure; Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

A continued review and discussion of proposed legislation for a maintenance code and nuisance abatement regarding neglected and abandoned residential and commercial properties within residential and commercial districts was scheduled. This discussion was tabled until the June meeting.

Mayor Moser highlighted the refurbishing of the Irwin Hardware or the Buckeye Block of Garrettsville's Preservation District/Historic District by the developer Mr. Mascheck. Mayor Moser motioned to acknowledge Mr. Mascheck's venture as he and the Village is looking forward to future details. Chairman Hadzinsky seconded the motion.

Vote: Ayes – Unanimous

At this time Chairman Hadzinsky motioned for an adjournment; Jerry Kehoe seconded the motion

Vote: Ayes – Unanimous