

**Garrettsville Planning Commission  
Public Hearings and Regular Meeting Minutes  
February 6, 2014**

Present: Mayor Rick Patrick, Chairman Tom Hardesty, Jerry Kehoe, Robert Matson, Don Harvey, Solicitor/Acting Zoning Inspector Michele Stuck

Absent: Zoning Inspector Jan Boehm

Others Present: Dave Harrington and Rebecca Harrington of HarBon Properties LLC, Councilman Jeff Kaiser

Meeting opened at 7:02 p.m.

Pledge of Allegiance.

Minutes of the January 2, 2014 Planning Commission meeting: Motion to approve by Bob Matson, seconded by Jerry Kehoe. Vote: "Ayes": Patrick, Kehoe, Hardesty, Matson. "Abstain": Harvey.

Design Review Board business:

Tom Hardesty asked if the proofs for the historical color chart had been received yet. Solicitor Stuck said no, she had received an email from Haw Valley Creative, and they had indicated that the initial proof had to be sent back to the printer because some of the colors weren't right yet. The matter will be re-set for next month.

Planning Commission business:

Review of First Final Plat for Fox Hollow subdivision submitted by HarBon LLC. BZA granted approval for departure from the single final plat requirement on January 27, 2014. The two deed restriction documents were discussed. Tom Hardesty asked what action needed to be taken. Ms. Stuck said Planning had to vote to approve it and send it up to Council. Tom Hardesty asked if everyone had reviewed all of the information. Everyone had. Dave Harrington said that 85% of the deed restrictions related to construction. Tom Hardesty indicated that he didn't find anything wrong with them. Jerry Kehoe and Bob Matson agreed. Becky Harrington was happy that everyone had read them.

Mayor Patrick moved to approve the First Final Plat for the Fox Hollow subdivision, seconded by Jerry Kehoe. Vote: "Ayes" – unanimous.

Discussion of whether a fee should be charged for review of amended final plats after the initial fee for the preliminary and final plat per the Codified Ordinances had been paid. Solicitor Stuck explained that the fee currently specified (\$20.00 plus \$10.00 per lot) covered the review of the

preliminary and final plat, and generally that was all the review that was done. In this instance there will be additional reviews when amended final plats are submitted. Bob Matson said that charging any additional fee at all would just be nickel and diming the applicant. Dave Harrington said he didn't mind paying a fee if necessary. Tom Hardesty asked if we had to do any advertising about the review. Solicitor Stuck said no. Tom Hardesty said that if there are no costs incurred, why bother with a fee. Dave Harrington asked if they really had to come back to Planning every time they revised the plat, or if the Zoning Inspector could just approve it. Solicitor Stuck replied yes, they did have to come back to Planning and then have it approved by Council each time. Tom Hardesty asked if they'd be re-platting every time they sold a lot; Dave Harrington replied that if they sold two or three lots, they'd probably plat five, as they incurred costs every time for engineering and surveying. Tom Hardesty said that as long as we weren't incurring additional costs, he didn't see the need for a fee; Jerry Kehoe agreed, since the cost of the permit is to cover the costs we incur. Tom Hardesty reminded Dave Harrington that there is going to be lag time between the time an amended plat was submitted and the time it was finally approved by Council and the lots could be sold. Dave Harrington indicated that he understood this, and they would explain it to their clients. Tom Hardesty added that Jeff Sheehan had approved everything as per the conditions set at the previous Planning meeting. Dave Harrington stated that they would probably start construction on the infrastructure within a month, and they were looking at boring the road in order to put in the extra laterals, because that would be less invasive.

Motion to recommend to Council that no additional fee be charged for review of amended Final Plats made by Bob Matson, seconded by Jerry Kehoe. Vote: "Ayes": unanimous.

Tom Hardesty asked if there was any other business to discuss; no one had anything.

Motion to adjourn made by Mayor Rick Patrick, seconded by Jerry Kehoe. Vote: "Ayes": unanimous.

Meeting adjourned at 7:13 p.m.