

Garrettsville Planning Commission Meeting Minutes

January 8, 2014

At 7:00pm, Chairman Hardesty called the Garrettsville Planning Commission to order with Mayor Patrick, Jeff Sheehan, Jerry Kehoe, Robert Matson, Michele Stuck, Solicitor, and Jan Boehm, Zoning Inspector present

After the Pledge of Allegiance; Chairman Hardesty requested an approval of the August 7, 2014, Planning Commission Minutes. The minutes were approved as Bob Matson motioned for an approval; Jerry Kehoe seconded the motion.

Vote: Ayes – Unanimous

The minutes of the December 12, 2014, special emergency Planning Commission Minutes were approved when Jeff Sheehan motioned to approve; Robert Matson seconded the motion. Mayor Patrick abstained due to his absence.

Vote: Ayes – Unanimous

Tabled from the August meeting was an investigation initiated from a written complaint by the Mill Run Condominium Association regarding visual and noise pollution from their neighbor, Mega Plastics at 10610 Freedom Street. Commission member, Jeff Sheehan met with Ron Porter, owner of Mega Plastics, regarding these issues. A tour of the building's exterior found no excessive noise production, drainage work had recently been performed; the site regraded and cleaned up. Mr. Porter stated that he was considering plans for building a mound at the property boundary in the spring. With the above in mind the Planning Commission tabled the discussion until spring.

Discussed also from the August agenda was the tabled "re-visitation" of the chicken legislation which failed in 2011. At the time, Mr. Gary Fowler, 8203 Maple Street had lodged two "formal complaints" against a neighbor, 8190 Maple St., Christine Heron, owner & Dan Mader is the current renter, who was harboring hens as well as roosters. Mr. Fowler states the crowing is becoming a nuisance by Maple/Water Streets as he works nights and the noise is continuing to interrupt his sleep during the day. At this date it appears the renter, Mr. Mader had moved and taken the fowl with him.

The third item brought forth from the September 2014 agenda by Chairman Hardesty generated by the August 13, 2014 Board of Zoning Appeals meeting was, "in the future, the Village should reconsider parking issues as not to erode existing parking within various residential complexes throughout the village." Hardesty also stated he wished to revisit parking capacity for the future within the Planning Commission.

A discussion ensued regarding the permitted construction of new parking canopies, classified as accessory structures, within multiple housing or all rental units. Discussed was the requirement of a map generated by the property owner to accompany an application for a parking canopy, or accessory structure. This would enable the Board of Zoning Appeals to study the impact of any structure on the specified ratio of parking spaces per residential units. Currently the ratio of parking spaces is 1.5 spaces per unit; Planning is looking to increase the area to 2 parking spaces per rental units. Solicitor Stuck was asked to research legislation and report findings at the next Planning Commission meeting.

Chairman Hardesty introduced the possibility of investigating a maintenance ordinance for rental properties; however Solicitor Stuck recommended that any policy enacted should be village wide not limited to rental properties only. A discussion commenced regarding past maintenance legislation proposed; the problematic enforcement of such legislation.

Mayor Patrick questioned if it would be beneficial to the Village if the R-2 zoning district area on Highland Avenue, currently owned by Chris Smeiles, with preexisting commercial buildings be rezoned as commercial property. After a discussion, it was determined it would be more beneficial to the Village if it remained as R-2, requiring commercial zoning variances issued by the Garrettsville Board of Zoning Appeals.

Highlighted by member Jeff Sheehan, after noticing the lack of zoning permits requested by Randall Berry, the owner of the business at 8035 Windham Street, and the excessive construction of various buildings being conducted at the property site throughout the summer and fall months, Sheehan inquired why the Village had not required zoning permits for the constructed buildings. Solicitor Stuck indicated the owner had ignored previous requests and communiqués; no follow up was issued. Mayor Patrick stated he contacted the County Building Inspector and asked for an investigation. The investigation was done; report stated the building status was acceptable. Per Sheehan, since the building inspector's investigation, another possible building had been constructed devoid of a zoning permit. Mayor Patrick stated he would again contact R. Roberts, Portage County Building Inspector, to investigate; would report the status at the next meeting.

Member Sheehan questioned the red neon lighting installed around the top perimeter of Pizza Hut, at 8001 State Street. After prior research, it was determined the above lighting was not indicated in the original submitted site plan. It was then decided the Zoning Inspector would contact the owners indicating a new site plan and fees must be submitted indicating the installation of the neon lighting.

Entrance congestion and confusion within the commercial area at State and Forest Streets to the ingress and egress of Garfield Plaza, Dairy Queen, Domino's Pizza, and Pizza Hut was discussed with reference to the traffic, especially with limited vision coming over the hill, on State Street. The possibility of a caution light was discussed along with other issues. The Planning Commission is planning to investigate any ideas to alleviate the current congestion. Solicitor Stuck was asked to research ideas; look into the City of Chardon's ordinances for the control of their commercial business growth.

The Zoning Inspector had received several "anonymous" complaints in the recent past from individuals who wished to lodge complaints; however, did not wish to leave their names. Planning Commission directed the Zoning Inspector to only report complaints that are submitted writing and signed.

At this time Chairman Hardesty requested a motion for adjournment. J. Kehoe motioned for an adjournment; Robert Matson seconded the motion.

Vote: Ayes – Unanimous