

Garrettsville Planning Commission Meeting Minutes

July 2, 2015

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

After the Pledge of Allegiance, Chairman Hardesty asked for approval of the June 4, 2015, minutes. The minutes were approved by the motion of Mayor Patrick and seconded by Jeff Sheehan.

Vote: Ayes unanimous

At this time Chairman Hardesty proceeded to item one of the agenda. Ms. Barbara Petrie, President of Mill Run Condominium Assoc., 10571 White Street, was in attendance to request information regarding the "outcome" of the investigation initiated from the discussion tabled at the August 7, 2014, Planning Commission meeting.

Ms. Petrie's complaint was the continued industrial noise generated by Mega Plastics. It was stated, at the initial construction of the industrial site an earthen mound and tree barrier was required because both the Planning Commission and the previous owner/builder recognized the potential sound problem. At this time with a different owner however, there is no earthen mound or vegetation to provide any sound barrier especially throughout the evening hours. The condominium association would like a fence/sound barrier to be erected by the owner of Mega Plastics; however, Chairman Hardesty stated "at this time the Village has no means to compel him to do anything". Ms. Petrie and Mr. Bogucki, both representing the condominium homeowners association, stated the association would be willing to participate with the expenses.

Various ordinances were discussed and researched pertaining to any noise regulations for a brief time at the meeting, but it was agreed the issue will remain open until the solicitor could research the village noise ordinances more completely; the complaint would remain open until the August meeting.

Item three on the agenda was another re-plat of Fox Hollow Development. Four lots were sectioned off from "Block F-R" and one lot was sectioned off from "Block F-R-2". It was stated by the developer this was in keeping with an initial agreement with the village for tax avoidance.

Mayor Patrick motioned for acceptance of the re-plat of Fox Hollow development and Kehoe seconded the motion.

Vote: Ayes unanimous

Chairman Hardesty asked the Zoning Inspector to research the acceptance or dedication of Eagle Creek Drive. Hardesty stated if it were dedicated it may have been in 2006 or 2007.

Item two on the agenda was member Sheehan's request to review Ordinance 1165.05 (b) which addresses fences permitted to be placed on the property line by mutual written agreement of the adjoining neighbors, and the written agreement filed with the Zoning Inspector. Sheehan took exception to having fences being placed on the property line; would like to have a more definitive procedure for the placement of the fence. Sheehan was willing to research the current zoning applications pertaining to fencing and possibly offer a more concise description/requirement within the ordinance.

Member Sheehan now handed information to the Planning Commission regarding "Portable on Demand Storage Units". As discussed recently, "pods" have become increasingly more popular for storage units during residential moving and recently "almost a permanent fixture" at Rite Aid on North Street. Mr. Sheehan would like to initiate an ordinance defining "pods", their size, location requirements, duration of use, restrictions, and if in violation procedures and penalties. Sheehan also furnished four sample codes from Brookville, Beachwood, Hilliard, and Brunswick, all in Ohio for the Planning Commission to review and comment at the August meeting.

At this time Mayor Patrick motioned for an adjournment. Jerry Kehoe seconded the motion.

Vote: Ayes unanimous

Approved as presented
M. Stuck 8/4/15