

Planning Minutes

December 08, 2020

John Clark called the meeting to order at 6:30 p.m.

Members present: John Clark, Tammy Meyer, Mayor Clark, Scott Weaver and Wes Hawkins

Others present: Michele Stuck and John Trew V.A, Gene Arters.

Motion to approve the November 10th minutes by Wes second by Scott all yeas

Motion to approve the November 23rd site plan minutes for Vet Clinic and Dollar General by Scott second by Mayor all yeas

John Trew zoning inspector report: nothing new has been working on w/s merger

Tom VanAuken request for Village to apply for FEMA Acquisition funds for his property (Old Middlefield Bank/T-shirt shop). Much discussion on the steps of the application, who would fill it out, how much it would cost the Village, What is Tom expecting monetarily. The Mayor brought up the responsibility of who would be expected to pay for the cleanup as the building was built on a dump site and the building is sinking due to be built on tires, etc. Mayor asked Michele is we could apply for Landbank funding, Michele said only if the taxes are delinquent

It was decided that John Clark would reach out to Tom and ask our questions and invite him to our meeting in January. Also, John C. to contact Ryan Shackelford from Portage County FEMA with our questions on how the funding works.

John C. brought up about are 3 pieces of legislation 2020-49, 2020-50 and 2020-51. 49 and 50 has public hearing on Dec 15th.

John C. brought up that planning had preliminarily approved the analysis on the revised parking lot plan for the Dollar General from CT Consultants at our last meeting, but didn't take formal action, we need to do so and send letter to BZA. **Scott made a motion** for the planning chair John Clark to send a letter to the BZA basically stating the following:

We have received and reviewed amended parking lot plans which move the single proposed access drive to the south end of the development, directly across from Orchard Street. Both of these items were sent to the BZA via email on December 3, 2020.

ON December 8, 2020, the Commission voted in favor of formally recommending that the Board of Zoning Appeals approve the two remaining variance requests described above. Please accept this letter as the Planning Commission's response to your request for an Advisory Opinion on the same. **Mayor Clark second all yeas**

Old business

Sidewalks, we need to work on the list. John C. asked everyone to look at their own street and bring it to January meeting. Mayor said she had started a list a couple years ago and would email it to everyone.

John Clark read an email sent to the BZA and it was forwarded to us. The questions are

1. How many miles are mandatory between dollar stores? Commission says none of our business.
 2. Will building this depreciate the value of our homes, saying this will be an eyesore in a cute quaint town? We have held D.G. to our zoning codes and they have agreed to our codes. But, how can improving a vacant lot depreciate home values.
 3. Will building this impact the wetlands located behind this property. No
- Scott said that a year ago we said that we were going to start addressing properties that decrease home values. Frank Jaco's that still needs cleaned up. There are several others also that need addressed.

Call from Scott Hollis called wondered what was going on. Were we going to approve this (Vet Clinic) .Scott said he has seen some activity. Mayor said she told him that even if this goes no further, V.C. is still obligated to move the sanitary line. It was put in recess so determine if t they need a variance is based on non-conforming use. That I have not been advised that they have applied for a variance yet. Scott also asked about air handlers and where they would be located, I told him I would check. Scott also expressed that he is not happy about this building. It interferes with his yard being shaded and killing his flowers and he can enjoy sitting in his back yard.

Dr. Imof has supplied us with one of the two businesses in Ohio that have an aquamation system. You all received a copy of the email and I have shared it with the County.

Zoning/Maintenance issues

4587 W. Franklin, Kirt/ Tabatha Teter residential construction w/o permits letter from P.C. Bldg. Depart Remove, John Trew issued permit.

10730 First St., Christopher Mathew's construction w/o permits letter from P.C. Bldg. Depart. **Zoning inspector hasn't heard from him**

4474 W. Prospect, Scot Angle lawn and house

4741 E. Prospect, Lucas Randall 8188 Cooley Rd., Ravenna, Ohio 44266 shrubbery getting out of hand

10760 Main St. Brent Minerovic mailing address 4766 Streeter Rd Mantua. Occupancy permit for Dr. Office changed into apartment. John said he filled out change of use form for permit.

Remind everyone that on Dec 16th 6 p.m. we will resume D.G. site plan they will be sending revised plans electronically.

Wes suggested looking and parts of zoning regarding parking in the rear etc. John C. said sounds like a good idea.

Motion to adjourn at 7:27

