



Zoning & Planning Commission Meeting  
September 22, 2014

Call to Order:

Chair Dennis Gordon called the meeting to order at 7:03 p.m.

Pledge of Allegiance

Roll Call:

Present: Chair Gordon, Mayor Gene Sulzener, Rick Stallard, and Pete Fontana  
Absent: Kieran O'Rourke

Approval of Minutes:

Mr. Fontana noted that in the August 25<sup>th</sup> minutes the incorrect "Council" was used in the privilege of the floor paragraph. Mr. Pete Fontana made a motion to approve the minutes for the August 25, 2014, meeting, with the counsel correction. Mayor Gene Sulzener seconded the motion. Three aye votes. Mr. Stallard abstained. The minutes were approved with amendment.

Privilege of the Floor:

Mr. Morrison of 43 High Street expressed concerns that their neighbors are over stepping their boundaries and violating zoning codes with their hobbies. There are often trucks and trailers on the property along with many repurposed items for their salvage style business they operate in Wadsworth. The neighbor repairs vehicles and mowers and leaves everything outside. The Commission reviewed and discussed the photos Mr. Morrison presented. The Commission will give the new Zoning Inspector the address for inspection.

Zoning Inspector's Report:

No report given.

Economic Growth Report:

Mr. Stallard reported that Council Carol Carter attended the last Economic Development meeting. Council Carter was in the audience and spoke how inspiring the meeting had been and was impressed with all that the group can accomplish. The meetings are always held at 7:45 a.m. at different locations around the county. Mrs. Carter noted it was brought to her attention that people try to get companies to leave Medina County. Mrs. Carter is impressed that they are involved with getting school children to the manufacturing companies to see what opportunities are available here in their own communities.

Mayor Sulzener was pleased to announce there is a new clothing business at the corner of Greenwich and Royal Crest.

New Business:

Chair Gordon asked for a motion for recommendation to Council for the Ordinance 2014-48. Rick Stallard made a motion to recommend to Council that the Ordinance 2014-48 be zoned R2. Mayor Sulzener seconded the motion. Aye votes all.

Old & Pending Business:

Mayor Sulzener said he has received seven applications for the Zoning Inspector and is holding interviews this week. The Mayor is hoping to have an appointment by the end of the week.

Mr. Pauley confirmed his advice to Mrs. Anna about seeking her own independent counsel would be best for flooding property.

Mr. Stallard said there is no new information on the Historic Application at this time.

Mayor Sulzener announced the Chippewa Watershed District will be working on maintenance, replacing, and repairing drainage on the creek from Greenwich Road and heading south toward town.

Chair Gordon asked the Zoning Commission for their Comprehensive Plan Discussion idea. Mr. Gordon created notes on his visions. Notes are attached. Mr. Fontana noted that it would be nice to strike a balance on small town yet allow for many conveniences desired by residents. Mr. Stallard is pleased with the downtown businesses and feels the financial future depends on building up the north end of town. Mr. Stallard feels one of the past mistakes made was to allow for a residential development on property that was originally zoned commercial district. Mr. Stallard feels doing so created missed opportunities for other businesses to move in and provide jobs.

Mr. Gordon is also concerned about the potential of widening Route 3 in the future. Mr. Gordon read an article about the problems Wadsworth is facing with traffic growth. Mr. Gordon would like to see proper planning to avoid this situation. There was a discussion about the current setbacks and how it effects the future growth to allow traffic flow. There was a discussion about keeping landscaping in place to keep a pleasant visual. Mr. Stallard noted that the Zoning Code protects the Commission with accepting or denying future plans. The Commission discussed how the number of curb cuts dictates location of traffic.

Mr. Gordon brought up the idea to look at setting codes to allow for a wider sidewalk on the East side of Route 3.

A resident asked about the possibility of widening for downtown traffic. At this time it was felt there is really nothing that can be done.

Another resident asked about how much land is left to develop. Mr. Stallard did not have exact numbers. The Commission knew there was some land on East Main, Hubbard Valley, and behind Autumn Meadows.

Mayor Sulzener said that in an ideal world this would all be planned so when businesses do knock on the door, questions can be answered.

There was a brief discussion on the vacancy of the Schneider property.

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Old & Pending Business (continued):

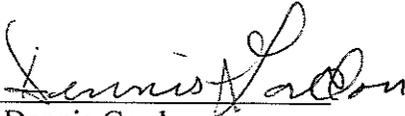
Chair Gordon asked the Commission to continue talks at the next meeting.

Privilege of the Floor:

None.

Motion to adjourn by Mr. Stallard and seconded by Mr. Fontana. All were in favor. The meeting adjourned at 8:05 p.m.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Dennis Gordon", written over a horizontal line.

Dennis Gordon  
Chairman