

Zoning & Planning Commission Meeting
August 26, 2013

Call to Order:

Chair Pete Fontana called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call:

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

Approval of Minutes:

Rick Stallard made a motion to approve the minutes of the July 22, 2013, meeting. Kieran O'Rourke seconded the motion. Three Aye votes. Kieran O'Rourke and Dennis Gordon abstained. The minutes were approved as written.

Privilege of the Floor:

Kathy Rhoads will send an email to Kevin Bittaker about weeds at the school property, partially mowed lots, and blue tarped roofs on Warner & High Streets.

Dick Armstrong asked the Commission to follow up with his neighbor and their continuance of violating the zoning codes. Mr. Armstrong had presented the problem six months ago and the conditions have not improved. Mr. Stallard will talk with Mr. Bittaker and discuss the options with the newly adopted International Maintenance Code. Mayor Sulzener shared that he and Mr. Bittaker had previously given the property owners information for financial assistance and there is a chance they did not qualify.

Zoning Inspector's Report:

Kevin Bittaker was not available for tonight's meeting. Mayor Sulzener reported a permit was issued for a new house at 4988 Mandarin Drive. There is a recreational vehicle on Mill Street that is temporary while the owners are waiting for their new mobile home. Akron Products has a property on Milton Street that needs to be mowed.

Jane Morton presented the Commission a letter asking for a new permit for 39 West Maple Drive. Acme Fence is contracted to install the new gate on Friday, August 30th. After a discussion, Ms. Morton was reassured the permit could be handled in time. Mr. Stallard made a motion to waive the \$25 fee for the new permit. Mr. O'Rourke seconded the motion. Four aye votes and one nay vote. Motion passes.

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Economic Growth Report:

Mr. Stallard attended a meeting in Wadsworth last week. There is still a CRA agreement pending for Hops Therapy. Mr. Stallard commented he was proud to see how busy the downtown area was during the Art Festival.

Downtown Restoration Ad-Hoc Committee:

Dennis Gordon reported a meeting will be scheduled in the fall.

New Business:

Mr. Stallard asked the Commission to consider expanding the CRA district and making the Industrial properties part of the district. Mr. Stallard stated there is support on the Council level. There were concerns about controlling the types of businesses that come in to the Village. It was discussed the Zoning Codes would monitor the types of businesses. It was discussed how the times have changed how business is done today. There was a discussion if the tax abatement allows for new business verse stealing business. The boundaries were discussed. After further discussions, Rick Stallard made a motion to support the CRA District Zones to include any area where industrial development is permitted. Kieran O'Rourke seconded the motion. There were four aye votes and one nay vote.

There was a discussion of business ideas for the Village. Chair Fontana commented he heard the requests for a grocery store, hardware store, and more parking. The Commission members heard similar feedback. There were discussions of how grocery stores have been invited in the past and it was felt there were not enough residents for a successful store. Mayor Sulzener noted the downtown has created its own niche with the antiques. He would really like to see the north of town develop. There were discussions of business and employee ratios with restaurants and smoke stacked industries. There was a discussion about the smoke stacked industries being regulated by EPA and they are generally high paying jobs. The con would be the large truck traffic. There was a discussion of what the Village can do to entice businesses to consider the Village. Mr. Stallard felt having a voice at the CRA meetings will help. Advertising and PR companies all cost money. Mr. Stallard will ask Andrea to present information that can be used for a budget at the next meeting. Mayor Sulzener suggested contacting Commercial/Industrial Real Estate Agents and let them know of the perks for the Village. Kathy Rhoads offered to update the website with the perks for low taxes, low utilities, and freeway access. Mr. Pauley will assist with proper wording for the website. Mr. Stallard will work with Mr. Bittaker on creating a page that can be sent out with the Village perks.

Mr. O'Rourke asked the Commission to develop a policy of full disclosure. Mr. O'Rourke noted in a past meeting a Commission member did not mention his property adjoins a property that a person had made mention of in a letter to the Commission. The Commission did not discuss this issue. There was a discussion what is in the Ohio Revised Code, and when it is appropriate to mention full disclosure and to vote, and if there would be any legal implications. After further discussion, it was decided for the Commission to hold itself accountable for appropriate disclosures in the future. Mayor Sulzener would like this be carried through to all Committees.

Old & Pending Business:

Mr. Stallard reported he is waiting for information from Wadsworth on the brownfields.

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Old & Pending Business (continued):

The Ohio Historic Preservation Application requirements were discussed. Mr. Stallard gave Chair Fontana the pictures to be included with the application. Chair Fontana will get the application mailed by the end of next week.

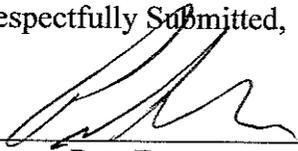
Privilege of the Floor:

Mr. O'Rourke complimented the new Zoning Code Book on the website. Mr. O'Rourke asked for information to be added about the last date revised, subject to change and contact information. Mrs. Rhoads complimented Mr. Schwartz for his hard work putting together the new Zoning Code Book.

Mayor Sulzener mentioned the new Hops Therapy building has been given the addresses of 304, 305, 307, 309, and 311 Center Street. Cathy Kilgore discovered a property on Greenwich Road should now be 296 W. Greenwich Road.

Motion to adjourn by Rick Stallard and seconded by Chair Fontana. All were in favor. The meeting adjourned at 8:30 p.m.

Respectfully Submitted,

 9/23/13

Pete Fontana
Chairman