

Planning Commission Meeting Minutes
October 2, 2018

The Conneaut Planning Commission met for their regular monthly meeting on October 2, 2018, beginning at 6 pm. The Pledge of Allegiance was recited. Role was called; in attendance were Mr. Zingaro, Ms. Notte, Mr. Sedmak, Mrs. Parlongo, Mrs. Spencer, and Mrs. Gaugh.

Mr. Zingaro asked if everyone reviewed the minutes from August 7, 2018 meeting and if there were any corrections. Mrs. Parlongo made motion to approve the minutes and Mrs. Gaugh second the motion. Roll was called, all approved. Motion carries.

OLD BUSINESS: NONE

NEW BUSINESS: St. Mary's Church 480 State St. – Re-Zone District from R-4 to B-3 District

Mr. Zingaro – They are requesting a Re-Zone from an R-4 Urban Residential District to a B-3 General Business District due to the sale of the church. The purchaser would like it re-zoned because of the school.

Mrs. Parlongo – Asked to see the map of the re-zone

Mr. Zingaro- There are other businesses all along that corridor and it makes sense to rezone it to a Business

Discussion amongst the board about it being on the corner of State, Chestnut and Madison St. as an R-4 and on the East side of Chestnut and State and Madison is a B-3 District. Chestnut Street is the dividing line of Districts. Discussion if a school is a permitted use in an R-4. The Church was a conditional permitted use with a school and a bus garage. Mrs. Spencer asked if that was a permitted use. Mrs. Shubitowski believed it pre-dated zoning.

Mrs. Parlongo said at one time it came before the Planning Commission to make all of State Street a B-3 General Business District and that was shot down. So we are extending the B-3 over a block. Does there have to be a public meeting because it is being re-zoned.

Mrs. Brown – Yes, there will be a public hearing scheduled in 30 days once the Planning Commission approves.

Mrs. Gaugh – Is the new owner planning to store any boats?

Mrs. Brown – Not sure if he will there – but he is looking at property down at the Port Authority

Mrs. Gaugh – We have nothing to say if he does store boats there because I am concerned about the neighbors, what are the planning on doing, because it is a residential neighborhood.

More discussion amongst the board about the parking lot size and what could happen down the road with storing boats and the neighbors being upset about it.

Mr. Sedmak asked if he could get a variance to operate his business

Mrs. Brown – Yes, but it is just as easy to re-zone it to a B-3 to mirror the East side of Chestnut St into the downtown Business District.

Mrs. Parlongo and Mrs. Gaugh have concerns about re-zoning just that square because neighbors were so adamant about not having it changed when they tried to re-zone all of route 20 even though it was before Mrs. Gaugh stated I remember it well even though it was before I started on the planning commission over eight years ago. More discussion with the board and they all agree that they do not have a problem with the re-zoning to a B-3 as long as there will not be boat storage in the parking lot. Members of the board asked if neighbors would get letters if in the future he would

request a variance to have storage for boats and it was explained to the board if the new owner chose to use the lot as boat storage – he would have to come back before the planning commission board with a site plan for their review. You are only looking at re-zoning the area at this time. Mrs. Gaugh continues to have concerns over re-zoning just that area and not everything on Route 20. It was explained that the church is requesting the re-zone of their property because it is mostly businesses around them and behind them. Mrs. Gaugh continues to have concerns. Mr. Smith explained that eventually the whole area (Route 20) could be re-zoned – however let us focus on what is in front of us at this time. More conversation around keeping it as an R-4 and have the owner request a conditional use permit. It was explained that as a business owner in the future – anything that he may want to do according to his business – he would have to request variances and go before the ZBA. If the district is re-zoned for a business – it will be easier for everyone involved. The board feels like they are accommodating one individual (business owner) and not all businesses located along Route 20. The board realizes that it is an area that needs to be changed and it was discussed in the comprehensive plan meetings. The board wants to do it right the first time and not be called in for individual businesses to re-zone an area, however Mr. Zingaro said how can we predict the future on this, so Mrs. Gaugh & Mrs. Parlongo feel that zoning needs to be cleaned up all over town. Ms. Notte said that makes sense and it speaks to your point of being nimble in the short term to give the building a chance and not remain vacant. We are also supporting the church and giving the public a chance at the hearing to agree or disagree with the re-zone.

Mr. Zingaro asked if council will get a copy of our minutes – Mrs. Brown replied yes. Mr. Zingaro asked if there was any more discussion. I will entertain a motion to send our recommendation to re-zone from an R-4 to a B-3 with minutes/concerns to council. Mr. Sedmak made motion and Mrs. Spencer second the motion. Roll was called – Mr. Sedmak – Yes, Mrs. Gaugh – Yes, Mrs. Parlongo – No, Mrs. Notte – Yes, and Mrs. Spencer – Yes, and Mr. Zingaro – Yes. Motion carries.

Mr. Smith asked if we could table the Bed and Breakfast Best Practices until next month – all agreed. Some discussion took place around bed tax, registration and inspections but it was just small talk that will be addressed in the next meeting. Mrs. Gaugh is asking Kyle to follow up on requirements of transient lodging and she will send a reminder email to Kyle.

Old Business: Off-Street Parking – Kyle explained that the City Manager wanted the Planning Commission to see as a matter of courtesy what Council was recommending as changes and that they do not have to act on it. The board reviewed the updates/changes. Mr. Sedmak made motion to approve changes/updates and Mrs. Parlongo second the motion. Roll was called – all approved.

Meeting adjourned at 6:47 p.m.

Joe Zingaro, Chairperson

Melanie Shubitowski - Clerk