



CITY OF CONNEAUT

HOUSING/ZONING OFFICE

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Planning Commission Meeting Minutes June 4, 2019

The Conneaut Planning Commission met for their regular monthly meeting on June 4, 2019 beginning at 6:00 pm. The Pledge of Allegiance was recited. Role was called; in attendance were Ms. Notte, Mr. Zingaro and Mrs. Gaugh and Mr. Sedmak, Mrs. Parlongo. Mr. Zingaro asked for a motion to excuse Mrs. Spencer. Mr. Sedmak made motion and Mrs. Gaugh seconded the motion. Roll was called - all approved – motion carries.

Mr. Zingaro then asked for a motion to approve the minutes from the May 7, 2019 meeting. Motion to approve was made by Mrs. Gaugh and seconded by Mr. Sedmak. All were in favor, motion carried.

New Business – Truck World located at 780 St. Route 7, Conneaut, OH review of final grading plan. CT Consultants, represented by Mr. Dave Frey is here to provide the final engineering review of the grading plan, next month we will be reviewing the Final Site Plan. Mr. Gary Burke and Mr. Sam Sowards are here representing Truck World and brought a large set of final grading plans to review with the Planning Commission. Mr. Sowards asked Mr. Frey how he would like the drainage calculations sent to him and Mr. Frey asked for them to be submitted in a tabular form. The site grading plan gives you your dimensions, drainage & catch basin calculations – a portion of the site we are not constructing yet because the wetland permit has not been completed which is demonstrated on page C-3. Hoping it will be complete in the next 2-4 weeks. The Army Core of Engineer has accepted the mitigation credits and a they gave last minute request for a preservation easement that we will never develop the balance about 10 acres. We are mitigating 4 acres or 3.9 actually and the other 10 acres will be in a preservation easement that will be managed by a conservatory company Ohio Land Conservation, we will forgive building on that part of the wetlands and focus on the west side or about 12 acres that will be developed and have 2 acres reserved for another USE (Parcel 1). We also purchased the Stolson property for a hotel so that it is a little bit removed from the Travel Center. We are focused on Phase 1 to get the Travel Center built and improve the truck parking. We will decide after all of that what we will do with Parcel 1 and its USE in the next phase. There is a plan once we are done to improve Under-Ridge Rd about 400 to 500 feet back and we will work on keeping a good strong curb

appeal. We plan a placing a thousand (1,000) foot storm drain in the frontage so we can maintain it by mowing/weed eating the grass. We are committed to image and cleanliness as you can see by looking at some of our other properties. We were delayed with the wetland piece so projected end date will not be September of 2019 – we are looking at-least another 6 to 9 months from September. A working Traffic Light will be installed and most likely covered with bags for residents to get used to the idea of a traffic light being there and will be in use after the project is completed.

Mrs. Gaugh – Asked about Parcel 3 – Mr. Sowards replied that is the balance of the wetlands that will be preserved

The Board and Mr. Burke discussed his location in Jackson and that they are committed to keeping a clean, well landscaped business and the board appreciated the fact they were keeping in line with the City's vision.

Mr. Zingaro entertained a motion to approve the Final Grading for Truck World located at 780 St. Rout 7, Conneaut, OH 44030.

Mr. Sedmak – Made motion to approve the final grading plan

Mrs. Gaugh – Second the motion

Roll was called – All approved - Motion Carries

New Business – Cortina Leathers located at 494 E Main Rd., Conneaut, OH 44030 – Mr. Frey said the drainage calculations and site plan had no issues and Mrs. Hopkins, CT Consultant Planner reviewed the site plans and identified two (2) variance in regards to parking and the landscaping has been addressed.

Mr. Zingaro – Are there any questions from the board

Mrs. Gaugh – Were the 6 parking spaces in the front allowed when you originally built the building or did you have to get a variance.

Mr. Prause – I am not sure – that was so long ago – everyone that handled that it my company are retired or have passed on

Mr. Conway – I can't speak to it 100% but I am almost sure the building was followed per protocol. I believe the building originally was built with the idea that the company was not going to grow and it obviously has which is a good thing, so what was talked about in 1999 as far as parking, we cannot speak too, but wish they would have added more parking and a bigger office so that we would not have a trailer in our parking lot.

Mr. Zingaro – Asked about employees

Mr. Prause said we plan on adding (7) initially and then continuing to grow and this expansion makes it possible.

Mr. Zingaro – asked the board if they had any other question – Mrs. Notte congratulated them on their continued growth as did the rest of the board.

Mr. Zingaro- Asked when you anticipate a start date

Mr. Conway – July 1, 2019 we would like to start breaking ground pending ZBA decision

Mr. Zingaro – If there no other questions, I will entertain a motion to approve the Twenty-Eight (28) Thousand Square Foot Expansion for Cortina Leathers located at 494 E Main Rd. Conneaut, Oh 44030

Mrs. Parlongo- made motion to approve the expansion site plans

Mrs. Notte – Second the motion

Roll was called – All approved – Motion Carries

New Business – O'Reilly's would like to install a wall sign and pole sign and need a Certificate of Appropriateness in the preservation district before they can move forward with the permitting process.

Mr. Long – Explained they are looking to install a 109 square foot wall sign due to the distance from State St for visibility which is only 30% of the actual building. The sign is an LED lighting low volatage which can be run by a photo cell. I am not sure how O'Reilly's will timing the lighting for on/off or dimming.

Mr. Zingaro- Asked if it meets our sign code variance

Mrs. Shubitowski – explained they are seeking a variance to install a 5'3" wall sign and code calls for 3' foot. There is no restrictions on the width just the height.

Mr. Zingaro – This is just a typical sign we see on buildings for O'Reilly's.

Mr. Long – yes, this is a national standard that they use in their sign package

Mrs. Notte – Asked if the sign was in red with black and white lettering on both the pole and wall sign

Mr. Long – yes, that is correct

Mrs. Gaugh – We had asked that they tone down the red – but it is a company color

Mr. Zingaro- What about the pole sign

Mr. Long – That seems to be the topic of conversation – we are looking to install the 5 X 15 pole sign for visibility

Mr. Zingaro- Have you constructed the sign yet

Mr. Long – No

Mr. Zingaro- From what I understand, O'Reilly's can manufacturer any type of sign – it does not have to be a pole sign in that neighborhood

Mr. Long – they have a sign standard – a sign package. They do have pole signs and monument signs

Mr. Zingaro- So if we request a monument sign – they would be more the willing to help us out there

Mr. Long – That will depend on where that monument sign is located and how much space we have and space seems to be the issue. There have 2 options – a 4 X 12 style less square footage for what we asking for but we would still like to have that at-least eleven (11) foot in the air for visibility and it is open so you can see on-coming traffic from either direction.

The Board feels that everyone will know where O'Reilly's is and do not think a sign is really needed but all agree a monument style will be more aesthetically pleasing if it does not cause any safety issues with traffic.

Mrs. Brown asked how far in will the sign sit from the right of way

Mr. Long – 6' feet 9" inches – there is not a lot of room in the parking lot as installing a five (5) foot base for a monument sign will lose a parking place which could cause a problem for the original site plan approval

Multiple people talking (inaudible)

Mr. Zingaro- I think what we need to do is take a vote for the Certificate of Appropriateness on the wall sign and ask Mr. Taylor to go back and see if there is monument style type sign that can be proposed and reviewed by Dave the engineer and bring back to the planning commission next month

Mrs. Gaugh – I feel comfortable with allowing Dave, CT Engineer reviewing a proposed monument sign and addressing the safety concerns and review it at our next meeting.

Board members all agreed to take a vote on the wall sign and have the pole sign modified to a monument sign and reviewed by the City Engineer and brought back to their next meeting on July 2, 2019

Ms. Notte- Can you confirm if the wall sign is just a red wall sign or is there red around the sign

Mr. Long – It is just a red sign

Mr. Zingaro asked the board if they would like to split the two signs and vote

Mrs. Gaugh made motion to split the two signs and approve the Certificate of Appropriateness for the Wall/Building Sign and ask O'Reilly's to propose a site plan for monument sign for our next meeting on July 2, 2019

Mrs. Parlango- Second the motion – Roll was called, All approved, Motion Carries

New Business: ORDINANCE NO. 34-19 Accessory Structures City Council created Ordinance for Planning Commissions Review & Approval and go back to Council for their three readings.

Mr. Zingaro- I will entertain a motion to approve Ordinance No 34-19 to go back to City Council for the final three readings.

Mrs. Gaugh made motion to approve Ordinance No 34-19

Mr. Sedmak Second the motion

Roll was called – All approved – Motion Carries

Old Business – Bed & Breakfast - Mrs. Notte apologized for not having anything tangible to send to the board. I did talk with Stephanie & Connie Naylor from the County Tourism Board and they are both passionate, supportive and happy to promote the idea of making it feasible for someone to create a new business for Bed & Breakfast or Short -Term Rentals. The both say it is a very positive way to house people around the area. Stephanie indicated that when they surveyed the community, the more luxurious style Air B & B's / Short-Term Rentals are in high demand. Based off the County Tourism's and Kris Hopkins feedback, I am going to take that information and start creating definitions and I will bring that back to the board during our next meeting in July. Some definitions particularly Bed & Breakfast state four (4) bedrooms or less – I am interested in increasing that because for example Grandpa's Bed & Breakfast has five (5) and when you look around at legislation that is important because around anything that is five (5) and above so that distinction between four (4) and below or five (5) and above is actually very important. A lot of what Kris Hopkins recommended seems really good, so I will continue to work on that. The last thing to update is the Conneaut Tourism Board is meeting next Tuesday, June 11, 2019 and they indicated sort of their official feedback would be best gathered if one us were to attend and ask questions/concerns that would like to pose to them. I would be happy to attend if the board feels we are in a place where we are ready to address questions/concerns or come back in July with more information and attend the Conneaut Tourism Board Meeting in July. The Board all agreed that was a good idea to wait until July.

Mr. Zingaro – Did they offer anything that we would need to steer away from

Ms. Notte – No, they really didn't – I heard passion on the phone, they were very excited in that we are talking about it. The only feedback from Stephanie was that one (1) they were experiencing trouble with collecting the bed tax, so what they are doing is working at the state level with companies like Air B & B's and VRBO's to establish accountability. So, there was nothing negative discussed and they are very excited that the City is working on this from a long time discussion. One thing I will have to do is get with Kris Hopkins on the language of creating the regulations/restrictions for Bed & Breakfast, Short-Terms Rentals.

Mr. Zingaro – Is there any other discussion – no one from the board had anything more to add

Mr. Zingaro – Audience Comments

Mrs. Renn – Did O'Reillys get a Certificate of Appropriateness for the Signs

Mr. Zingaro – Just for the Building/Wall Sign but not the pole sign

Mrs. Renn – How far does the wall sign stand out from the building

Mr. Frey – It is 6' ¼" (six feet and a quarter inches)

Mrs. Renn – It does not have to be a bright red sign – the Pole Sign will be in my back yard and will light up my bedroom windows – I feel a monument sign is much better like the CVS sign

Mrs. Zackowitz – O'Reilly's does have other sign packages as you can see on the internet and different colors – they can do anything – so please make them do it. She read information about advertisement signs can cause distractions and hazards for drivers on the road

Mr. Zingaro – Is there any other comments or discussions – I will entertain a motion to adjourn

Mrs. Gaugh – made motion to adjourn the meeting

Mr. Sedmak – second the motion.

Roll was called – All approved

Time Meeting Adjourned: 7

Joe Zingaro - Chair

Melanie Shubitowski- Clerk