

Planning Commission Meeting Minutes
February 5, 2019

The Conneaut Planning Commission met for their regular monthly meeting on February 5, 2019, beginning at 6 pm. The Pledge of Allegiance was recited. Roll was called; in attendance: Mr. Zingaro, Mrs. Spencer, and Mrs. Gaugh and Mrs. Parlongo. Mr asked for a motion to excuse Ms. Notte. Mrs. Parlongo made motion to excuse Ms. Note and Mrs. Gaugh seconded the motion. Roll was called - all approved – motion carries.

Mr. Zingaro asked if everyone reviewed the minutes from January 8, 2019 meeting and if there were any corrections. No corrections. Mrs. Spencer made motion to approve and Mrs. Gaugh seconded the **motion. Roll was called, all approved. Motion carries.**

Mr. Zingaro – Old Business – Temporary Accessory Structures/Sheds has everyone had an opportunity to look at it in their packet? Concerns with the distance of one foot with temporary sheds and that it should be five foot. Questions on how it's is worded – should it say Accessory Structures instead of sheds –

Mr. Zingaro suggested to eliminate the word “shed”.

Mrs. Gaugh – Asked if there was an answer about “Dog Pens”?

Mrs. Shubitowski – It is not defined

Mrs. Gaugh – But did we get an answer as to why it is even on there? We didn't discuss it – so why is it even in the code

Mrs. Brown – It is part of the code that was created in the 1980's

Mrs. Gaugh – Would this be better if it was placed in a different part of the code

Mrs Shubitowski – recommended the fence code because it is a fenced in area.

Mrs. Brown- Believed it should remain in the Accessory code

Mr. Zingaro – Suggested to eliminate the dog section and remove the one-foot setback for temporary structures and replace it with a standard 8 X 8 structure that will be five feet from all lot lines and ten feet from existing structures.

The board discussed the size of an accessory structure and decided an 8 X 8 would be the minimum size requirement for a permit.

The board decided to table until next meeting with the exact wording to recommend to City Council. Mr. Zingaro entertained a motion – Mrs. Gaugh made motion and Mrs. Parlongo second the motion. Roll was called. All approved.

The board talked about Septics and agreed to table until Jim, Nichele, Kyle and possibly Brian could be present for the meeting. Mrs. Gaugh asked for Mr. Hockaday to please review the Comprehensive Plan as it was discussed at the meetings. The guidelines discuss was two acres.

Bed and Breakfast will be tabled until Kris Hopkins and Kyle Smith can attend the meetings. Mrs. Gaugh is requesting that we need to follow our Comprehensive Plan as that is what the community wants. We all agreed with all of the tourism that will be coming to our City.

Mr. Zingaro – New Business: Final Grading Site Plan for Truck World – Mr. Hockaday joined the meeting via telephone and explained that Truck World purchased property all around Beef and Beer. Mr. Hockaday also explained the topography and the storm water drainage and detention ponds, and that the State is responsible for the ditch. Jim also explained they would only be moving dirt into non-wetland areas and bring it grade with Route 7. Mr. Hockaday also talked about (not in great detail) about the traffic light that will be installed on Route 7 in between Loves and Truck World. Mr. Zingaro entertained a motion to approve the Final Grading Plan for Truck World – Mrs. Parlongo made motion and Mrs. Spencer second the motion. Roll was called – all approved.

Mr. Zingaro – New Business – FPM OHIO LLC DBA HEATED STORAGE OHIO LLC would like put and Outdoor Facility in a B-1 District this is permittable. They are also requesting to install an Eight (8) foot fence with barbwire at the top. The board discussed what kind of hard surface and, if it is concrete they will need Storm Water Calculations. Mrs. Gaugh is concerned with the aesthetics of the Storage Yard because of the amount of traffic/guests traveling down the route 7 corridor she does not want it to look like a junk yard. Mr. Dan May joined the meeting via telephone and explained his project: Currently next door we have an indoor heated storage facility and what we found with talking with our customers that in the summertime there will be a need for in and out Rv'ing and Boating and what we are planning on doing that we originally thought we could do in the parking lot, but that became very cumbersome, we decided to utilize the lot and fence in that area, gravel it so that it is solid ground and store customers boats, RV's and such overnight for the customers that are just traveling back and forth daily and keeps his boat in Conneaut.

Mr. Zingaro – Do you believe the site is ready to go for the project

Mr. May – No, there a few trees that we need to cut down and/or move and then we would gravel it. What we would like to do is fence in the majority of the allowable lot based on the setbacks – that would be our plan

Mr. Zingaro – What about the surface? Is it currently a hard surface?

Mr. May – Years ago they were used to store double trailer Eighteen Wheelers during that time there was gravel. That is basically what is there now with some over growth of trees and leaves. We would go in and clear the area we need for the setbacks, put up the fencing and re-gravel the lot to have solid ground.

Mr. Zingaro – there may be need for some kind of storm water drainage study to be done – what do you think about that Mr. May?

Mr. May- I am not an expert on that. I do know that we did a Phase 1 Environmental Report that we can look back on and see if there are any recommendations for that. I believe there weren't but I am not sure.

Mr. Zingaro – How far along into the project are you?

Mr. May – We are ready to go anytime

Mr. Zingaro- You are just waiting for the City.

Mrs. Gaugh – The access is going to be off of Center Rd.

Mr. May – Yes Ma'am, there is already a curb cut off of Center from before

Mrs. Gaugh – Are you planning on putting retail in there or are you going to continue to keep that as storage

Mr. May – Right now it is storage – I am currently the leasing broker for the entire plaza. Our long term goal would be to create an outgoing parcel in the lot and move Auto Zone there because they like free standing buildings, ideally a grocer would come into the old K-mart, and then a

Sporting Goods/Home Goods without giving away a name whom we are currently talking with would go into the old Giant Eagle and then the smaller shops are easy once you have big ticket retailers. We currently could have the plaza almost full without the storage but the tenants we would have would not be ideal for the community or probably for us. We are in negotiations with a grocer that may take a couple years 0- we definitely do not want to rush or look desperate because we want good retailers and good negotiating long terms with them. In the meantime, we started this indoor heated facility which basically it breaks even with all the costs, utilities and taxes.

Mr. Zingaro- you mentioned boats and rv's being stored there. Can you thing of anything else that may be store there as well.

Mr. May – Well, yes if someone had a back hoe or something like that than yes- we would store it, unless zoning would not allow it. Maybe a tractor or something that may be an eye sore for them in there yard may want to use our facility.

Mr. Zingaro – Don't you think if it was an eye sore for them that it would be an eye sore for your neighbors.

Mr. May – I don't know how close that neighbor is – but when the fence is up – they are lined up in specific order – we have done this in Texas and they look a lot better when they are all organized in a row.

Mr. Sedmak – Would you have solid fencing

Mr. May – We are looking more at a chain link for two reasons it is very expensive for solid fencing and because of the winds and weather that could cause damage the wood fence and be major expense to repair or could cause damage to customers equipment. We will install cameras as well

Mrs. Gaugh – Do you feel it is necessary to have Barb Wire at the top of the fence

Mr. May – That is up to you guys – we do not see it as a major necessity it was on the original proposal for security reasons.

Mr. Zingaro – Im just going to read you our storm water code so you understand what our concerns are for the type of surface being installed.

Mr. May – We are bringing in gravel

Mr. Zingaro- We will need storm water calculations and then we will address it

Mr. May – We will make that a priority, are there any other concerns that I can take care of and get you the information

Mr. Zingaro – We are concerned about the aesthetics for you, the neighbors and guests traveling down the Route 7 corridor on how it will look

Mrs. Gaugh – That is our main corridor and it is important that we keep it looking aestically pleasing for guests/tourists visiting our City.

Mr. May – Yes and our biggest thing is that it is temporary – we are planning on vesting long term in Conneaut and all we are trying to do right now is to break even until we can fill the plaza in the near future.

Mrs. Gaugh – Is this Outdoor Storage just for summer use

Mr. May – I think so, I am not sure, I do not think there will much outdoor storage in the winter time but it is always possible.

Mr. Sedmak – Can you camoflaug the fence so you can't see in

Mr. May -Yes – I think we can do that with a green fence

Mrs. Gaugh – do you have pictures of your place in Texas

Mr. May – I can get them and send them to you.

Mrs. Shubitowski- Landscape screening – like evergreens may be a viable thing for you to do to screen from your neighbors.

Mr. Zingaro – Thank you for your time – please get us your EPA information, pictures of screening for fence and storage facility in Texas. We will be in touch.

Mr. May – yes I will email them to Janet as soon as I get all the information

With no further business to discuss, Mr. Zingaro asked for a motion to adjourn.

Mrs. Parlongo – Made motion

Mrs. Gaugh – Seconded the motion

Roll was called – All approved

Meeting adjourned at 7:02 pm

Joe Zingaro - Chair

Melanie Shubitowski- Clerk