

# **Planning Commission Meeting**

## **March 6, 2018**

The Conneaut Planning Commission met for their regular monthly meeting on March 6, 2018, beginning at 6 pm. Stood for the Pledge of Allegiance. Role was called; in attendance were Mr. Zingaro, Mrs. Gaugh, Mr. Sedmak, Mrs. Parlongo, and Mrs. Spencer. Kyle Smith, City Law Director attended.

Mr. Zingaro asked if everyone reviewed the minutes from February 6, 2018 meeting and if there were any corrections. No corrections needed to be changed. Mrs. Parlongo made motion to approve the minutes and Mr. Sedmak second the motion. Roll was called, all approved. Motion carries.

No old business to discuss.

New business – Ordinance NO 11-18 – Amending the zoning map of the city of Conneaut to effect the rezoning of permanent parcel numbers 12-204-00-046-00 and 12-204-00-047-00 from O-1 Open Space District to B-4 Coastal Business District, as further described in section 1. Mr. Zingaro asked if everyone viewed the attached map and explained that is the old trailer park. Commission discussed the area around Lake View Trailer Park and the ballfield, from Sandusky to Naylor Ave to Erie to the bank. Mrs. Parlongo said this is going to be in accordance with the new comprehensive plan for the City. Mr. Zingaro explained this is the last summer for the trailers at Lake View Trailer Park and they will be moving out. Mrs. Parlongo asked when is the deadline for them to move? Mr. Kyle Smith said it is April of 2019. Mr. Zingaro explained they would have to clear the property before then and move their trailers. Discussion about the property line, will there be a retaining wall? Melanie explained the property line would run along Naylor Ave and was not sure if there is a retaining wall. They all agree it is not affecting property owners, businesses to have a public hearing and agree it will help and make a difference to motion a recommendation to council for approval. Mrs. Parlongo made motion to recommend the change from O-1 Open Space District to a B-4 Coastal Business District and Mrs. Gaugh second the motion. Roll was called, all approved.

Mr. Zingaro asked if anyone from the audience would like to speak? No comments from the audience. Mr. Zingaro said there was no miscellaneous business to discuss.

The board discussed with Kyle Smith their responsibilities as the Planning Commission and Kyle explained he will be attending their meetings for support and answer questions through their decision making process. Mrs. Spencer inquired about what Design Review Boards do – Kyle said he would look into it and he referenced a website Draine to see what other municipalities are doing.

Mr. Sedmak asked if there has been a liaison established for the Planning Commission. Ms. Shubitowski said she approached Debbie Newcomb about it – but has not heard back.

Planning Commission asked Kyle about B&B's – Kyle explained City Council would be increasing the bed tax from 2% to 3%, which is the maximum. We are in the process of incorporating the Board of Tourism into a Conventions Bureau, which is the statutory framework for this. Mr. Kyle Smith explained to the Planning Commission Board that they are at a critical point in this and going forward we all can do many good things for the community in the next couple of years. We want to continue to maintain the qualities and characteristics that we all like about Conneaut and we want more development to come in. Mr. Zingaro and Mrs. Parlongo asked about having more information ahead of time about appeals for occupancy and property maintenance. Mr. Smith said that they should all have a packet at least a week ahead of time with pictures etc. for review so they can make an informed decision. Kyle explained that during an appeal everyone deserves due process and the expectation of the Planning Commission is not to be the judge and jury, they should be consistent to be fair and listen to the all the facts. The Planning Commission is an independent agency and are entrusted by the community to give people a fair hearing and a fair decision based on our Codified Ordinances or Zoning Board of Appeals.

Mr. Zinagaro asked if there were any other questions and/or discussions. No comments. Mr. Zingaro entertained a motion to adjourn. Mrs. Parlongo motioned for the meeting to be adjourned, Mrs. Gaugh second the motion. Roll called, all approved.

Meeting Adjourned at 6:45 p.m.

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Joe Zingaro, Chairperson

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Melanie Shubitowski - Clerk