

Planning Commission Meeting Minutes
April 3, 2018

The Conneaut Planning Commission met for their regular monthly meeting on April 3, 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. Also in attendance; Mr. Jim Hockaday, City Manager and Mr. Kyle Smith, City Law Director

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

No old business to discuss

New business – OFF-STREET PARKING ORDINANCE NO. 14-18

AN ORDINANCE TO DELETE SECTION 1133.06- OFF-STREET PARKING AND LOADING FACILITIES OF THE CODIFIED ORDINANCES IN ITS ENTIRETY AND CREATE CHAPTER 1134 – OFF-STREET PARKING, AND NOT DECLARING AN EMERGENCY

Mr. Zingaro explained they will be reviewing the Ordinance and asked everyone to turn to page 4 and begin to look at Section 1134.02 – they collaborated and agreed together to reword section (a) and eliminate part (b) in this section.

Review of Section 1134.03 DEFINITION AND COMPUTATIONS – everyone agreed that no changes were needed.

Review Section 1134.04 – GENERAL REQUIREMENTS –

Strike part (a) to ---- (a) Parking facilities shall not cause any obstruction of, nor in any manner interfere with the free use of an alley, street, or adjoining property.

Strike part (b) to ----- (b) When a street or property line, a bumper rail bound an off-street parking area or wheel stop shall be provided along the entire street or property line boundary, except such portions as are used for entrances and exits.

Strike parts (c) thru (m) to ----- (c) All lighting used to illuminate such parking areas shall be so arranged as to direct the light away from adjoining premises or street, and no open light sources, such as the stringing of light bulbs shall be permitted. (d) Spaces for more than ten (10) vehicles shall be effectively screened on each side of any residential district by a masonry wall, well maintained fence, compact hedge, or strip of land. Such strip of land shall be at least four (4) feet wide and densely planted with shrubs. Any wall, fence, or planting shall not be less than two and one-half (2 ½) feet in height nor more than four (4) feet in height in any residential district. (e) No vehicular entrance to or exit from any commercial or industrial use permitted within two hundred (200) feet from any school, public playground, church, hospital, library, or similar institution, except where such property is in another block or on another street which the premises in question do not abut. (f) Entrances and exits shall be located to minimize traffic congestion and avoid undue interference with pedestrian access at street intersection corners. There shall not be more than two (2) access ways abutting any streets. Such access driveways shall not be less than twelve (12) feet

nor more than twenty (20) feet in width at the sidewalk line nor more than thirty (30) feet at the curb line of street; residential use may have access ways of not less than ten (10) feet. Access ways shall be located not less than seventy-five (75) feet from an intersection of a major thoroughfare. (g) In any business district or industrial district, off-street parking areas may occupy all or any part of any required yard space, except the required front yard.

Section 1134.05 SCHEDULED OF REQUIRED PARKING SPACES

1134.05(d) Schedule ---- Strike (3) D Sweepstakes terminal cafe`s ---- everyone was happy with the rest of the schedule and made no changes.

Section 1134.06 ALLOWANCE FOR SHARED USE OF PARKING FACILITIES

Change wording --- Shared parking is allowed between two or more PARCELS (strike the word uses) to satisfy a portion of the minimum off-street parking requirement PROVIDED THAT IT COMPLIES WITH THE FOLLOWING PROVISIONS (strike in compliance with the provisions of this section)

- (a) A written AGREEMENT (add the following verbiage) RECORDED AT THE OFFICE OF THE ASHTABULA COUNTY RECORDER WHICH INCLUDES A VALID LEGAL DESCRIPTION, provides (ing) for the shared use of parking, guarantees (ing) access to, use of, and management of designated spaces and is binding upon the heirs, successors and assigns of the parties. This Agreement shall be executed by the OWNERS OF THE PROPERTIES involved; and approved as to form by the City LAW DIRECTOR AND PLANNING & ZONING MANAGER. Sharing privileges shall continue in effect only as long as the agreement, binding on all parties, remains in force. If the agreement is no longer in force, parking shall be provided as otherwise required by this chapter. A SHARED PARKING AGREEMENT SHALL NOT BE MODIFIED OR TERMINATED WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY.
- (b) STRIKE (b) 1-5 including Schedule 1134.06(b)(5)
- (c) ADD (b) –Parking spaces may be considered for sharing when located within the required distance from the proposed use as noted. Add numbers 1-5 re-worded.

Everyone was happy with changes and will review, change or update this section, if needed, at the next meeting on May 1, 2018.

Section 1134.07 REDUCTIONS IN PARKING REQUIREMENTS

(a) APPROVAL AUTHORITY

- (1) The Planning and Zoning Manager may approve a reduction in required parking spaces from 20% to 50% provided that there is no more than a 50% total reduction in parking using (a)(1) and (a)(2) of this section and the reduction allowed in 1134.08. The Board of Zoning Appeals may grant the reduction only if the applicant demonstrates compliance with the factors set forth in division (b) below and can further a written opinion from a qualified traffic or parking consultant that:

The Board was happy with the remaining sections (2 A & B) and (b) Reduction Factors 1-4 A) Changes to (B) Bicycle parking shall conform to all design standards contained in Section 1134.11 - (STRIKE SECTION 1134.12)

Section 1134.08 DEFERRED CONSTRUCTION - The whole section (a) through (h) has been changed, everyone is happy and will review at the next meeting in May.

Section 1134.09 – REQUIRED STACK SPACES – DISCUSSION TO REMOVE ENTIRE SECTION

NEW SECTION 1134.09 – PARKING DESIGN STANDARDS and Schedule 1134.09(a) has been changed and/or reworded. The board is happy with the changes and will review at next meeting in May.

Section 1134.13 – Changed to Section 1134.12 CONDITIONS OF PARKING AREAS

Discussion to make changes:

(a) ~~Surface~~ – Except as provided in subsection 1134.1312(a)(1) aAll parking areas, access drives and maneuvering areas shall have a smoothly graded, ~~pavement~~ stabilized and dustless-surface and shall be provided with adequate drainage.

(1) In the area bordered by Liberty Street, Harbor Street, State Street and Mill Street, all parking areas, access drives and maneuvering areas shall consist of either concrete or asphalt surfaces. Owners of such parcels shall have a period not to exceed two years from the date of completion of new construction or expansion to comply with this section

The Board is happy with the remainder of the section and will review at the next meeting in May

Section 1134.15 PARKING COMMERCIAL VEHICLES IN PARKING LOTS – The Board discussed and decided to strike the entire section

~~1134.16~~14 – PARKING SPACES FOR PERSONS WITH DISABILITIES – The board discussed and decided to change Section 2 from:

~~ACCESS to~~ ACCESS OR ACCESS DRIVE – with new definition

~~LOADING SPACE to~~ LOADING SPACE, OFF-STREET – with new definition

~~PARKING SPACE to~~ PARKING SPACE – with new definition

Mr. Zingaro asked for a motion to adjourn the meeting

Rebecca Gaugh made motion to adjourn

Judy Parlongo second the motion

Meeting adjourned – 8:02 p.m.

Joe Zingaro, Chairperson

Melanie Shubitowski - Clerk