

## Planning and Zoning Commission

JANUARY 24, 2008

The meeting was called to order at 7:30 p.m. with the following members present: Mayor Poole, S. Klein, J. Linberg, and C. Hornung. R. Nichols was excused  
Also present: D. Weir – Village Administrator, T. Lee – Solicitor, B. Petronio – Administrative Assist., S. Roessner – Zoning Inspector

**Agenda:** None

**Election of Chairperson:** Linberg nominated Scott Klein, seconded by Hornung. *ROLL CALL: All Yeas (4)*

**The minutes of the November 29, 2007** meeting were presented for approval. There was one correction on the Middlefield Sign Co. Should say “store” and not “school”. *Linberg made a motion to approve the minutes as corrected.. Poole seconded. ROLL CALL: All Yeas (4)*

**OLD BUSINESS - None**

**NEW BUSINESS:**

**Get Go Service Station – Giant Eagle:** Brian Rushe was present for this project. Giant Eagle is proposing a “Get Go” service station in the parking lot of their store. There would be a 213 sq. ft. kiosk located with three fueling stations. Only one attendant will be on duty. The canopy will be non-illuminated on the outside but will have lights underneath to illuminate the fuel pumping stations. There will be no monumental sign, no air for tires, no pay phone, and no music playing at the stations. There will be a speaker at each pump for speak with the attendant if necessary. The underground storage tanks will be double lined fiberglass. This project will take up approximately 24-25 existing parking spaces. Will not need to have a parking variance as originally submitted to the BZA. Parking spaces will be created around the back of the store for employees. Need to have a letter from the property owner to show approval of the additional parking at the back of the building. Will not be increasing the amount of storm run-off to the detention pond. The village could require the detention pond to be brought up to code at this time since it needs to be repaired and cleaned out. A separate sign package was to be submitted at a later date. Lee stated that the sign package is to be submitted with the site plan for approval at the same time. Would like to start construction some time in March. Could submit all required plans at the February meeting. Discussed comments from the zoning inspector. No landscaping plan will be submitted since additional landscaping will not be added to the existing. Utilities must be underground since the village does not permit overhead utility lines. A small amount of the parking lot will be taken up during the construction of the service station. Anything that is disturbed will be replaced or repaired as needed. Will have to appear at the next Planning meeting for sign package approval.

*Poole made a motion to approve the site plan with the following conditions: 1.) the signage package is accepted and approved at the next planning commission meeting, 2.) submittal of a maintenance agreement for drainage and a plan for the existing basin repairs, 3.) the minor changes stated by the Zoning Inspector are completed. Hornung seconded. ROLL CALL: All Yeas (4)*

*Linberg made a motion to recommend approval by the BZA for a conditional use permit. Hornung seconded. ROLL CALL: All Yeas (4)*

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**Senior Residential District:** This is new legislation recreating a senior residential housing district. St. Lucy's Church is looking to annex property in to the village in order to construct senior residential housing units on their property. This ordinance would help to regulate the construction of senior housing in the village. The diocese is willing to take time to move ahead with this project. The commission will review the legislation and discuss at the next meeting.

**ZONING INSPECTOR'S REPORT** – Report is in the packet. White Management submitted plans for their plaza renovation. All of the changes are allowed by the zoning code so no further action is needed. Mike Dulka is requesting a permit fee reduction for the small changes that were made to the tavern. This is the same type of circumstance as Geauga Vision and Middlefield Sign Co. *Klein made a motion to reduce the fee from \$350 to \$50 for this project. Linberg seconded. ROLL CALL: Yeas (4)*

Being no further business at this time, Linberg made a motion, seconded by Hornung to adjourn the meeting at 8:35 p.m.

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Secretary

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Chairman