

REGULAR MEETING of the City of Conneaut Planning Commission – May 23, 2023 at 7:00PM in Council Chambers.

CALL TO ORDER

The Pledge of Allegiance was recited.

Roll call: Mrs. Gaugh, Mrs. Spencer, Ms. Notte, Ms. Church, Ms. Simpson, Mr. Gerdes

APPROVAL OF MEETING MINUTES

Ms. Notte moved to approve the meeting minutes of March 28, 2023, seconded by Ms. Church. Roll call: Rebecca Gaugh, Diana Spencer, Mindy Notte, Jan Church and Jennifer Simpson – yea. No – none. Meeting minutes approved.

OLD BUSINESS

None.

NEW BUSINESS

PUD Preapplication Conference (1129.03)

Rick Furmage and Tim Leehan were present at the Planned Unit Development Preapplication Conference. Mr. Leehan advised they also worked on the townhomes in the Ashtabula Harbor. Furmage and Leehan advised that the project would consist of some two-story homes and 9 ranch-style homes. Leehan provided a rendering of the exterior of a proposed two-story and added that there would be some consistency in which homes had balconies and which did not. The boundary line would fall between the firewall between the units. There would be 3-unit, single story structures, all sharing one roof, and separated by a firewall. The units would be split and each would have their own parcel numbers. The residents would own their land. The proposal is for 19 units.

There was discussion about the church building formerly on the lot. Leehan and Furmage advised they had worked with the zoning office to fit within the side yard setbacks – 25 feet from the church building.

Leehan addressed the 20% common green space requirement in his preliminary drawings. he also provided answers to questions that are listed in the code.

Ms. Notte stated that there has not been a lot of building in town. There is a finite amount of buildable land on public utilities and there is still a bit of a housing crunch. From a realtor's perspective, it is nice to see new homes being built.

Furmage and Leehan feel this development will be successful based on their experience on Bridge Street. Furmage stated that this was one of the largest pieces of undeveloped land in the City and it makes sense to provide an answer to the housing demand.

Leehan added that there seems to be a lot of development targeted towards seniors who are downsizing and large two-story homes and this is a mix of those items for a multi-generation development. Mrs. Gaugh stated it would be a good option for young couples just starting out. Ms. Notte also added that these may be a good option for a second property in town.

Mr. Gerdes asked if this would be an HOA-type situation. Leehan advised that it would be and there is a declaration of covenants and restrictions that would get recorded which will establish the HOA and be turned over to the homeowners once 80% of the development was sold. They would award a bid for lawn and snow maintenance.

Mrs. Gaugh asked how many bedrooms each unit would be. They advised each unit was 2-bedroom, 2 bath units with a 2-car garage. There was discussion about the layout of the Bridge Street townhomes.

Mrs. Gaugh asked if they had talked with Brian (Bidwell). Furmage stated they had briefly talked with him on the phone and there is a need for additional sewer line on Carl. Mr. Bidwell advised they were looking at replacing Grove Street, north from Carl. Mr. Bidwell explained the sewer layout in the area and what would be required for sewers. He advised there are several different options and added that the cost is typically \$300/foot install in the roadway. He also added the project would require a PTI and he would provide approximate numbers for extending the sewer lines. Mr. Bidwell added that the contractor would install to the City standards and the City could then accept and maintain the line. Mr. Bidwell discussed easements. He also stated that it would be approx. \$15,000 to tie into Mill Street.

Mrs. Gaugh asked if CT would be involved, to which Mr. Bidwell responded yes, on the City's behalf. The developer has their own engineer.

Mr. Bidwell added that it would have to be an 8-inch sewer line, requiring engineered drawings, EPA PTI and approval at many levels.

The residences will be built on slabs.

Ms. Simpson asked whether Leehan and Furmage had talked to neighbors. They advised they had only talked with one neighbor so far.

Mr. Bidwell added that each unit would have its own 6-inch line - \$1,000 per tap-in.

Mrs. Gaugh asked about their timeline. They advised it could take 4 years to complete but they would like to build one of each type of unit to begin with. Interested parties could also buy a lot and work with contractors to develop a home. Style would already be predetermined.

Mrs. Gaugh added that this could only bring property values up in the neighborhood.

Mr. Leehan asked a question concerning the grade requirements stated in the ordinance. Mrs. Hoover advised a variance may be an option but will verify. Leehan added that this is a very flat piece of land.

Mrs. Spencer asked about curb cuts, which will be discussed once the commission receives a site plan and send it to CT.

Ms. Simpson asked Ms. Notte if there was a market for this type of home, to which Ms. Notte responded yes. She added that ranch-style homes will likely sell quickly.

Ms. Notte moved to adjourn the meeting at 8:07PM, seconded by Ms. Spencer. Meeting adjourned.


Mrs. Gaugh, Chairperson


Ms. Simpson, Secretary