

REGULAR MEETING of The Conneaut Planning Commission - April 27, 2021 at 6:00PM in Council Chambers

Meeting called to order at 6:04pm

ROLL CALL

Absent 2 – Jerad Ankrom & Jessica Berry

Present 3 – Rebecca Gaugh, Diana Spencer and Mindy Notte

Also present were Melanie Shubitowski- Zoning Inspector & Board Clerk, Kyle Smith- City of Conneaut Law Director and Molly Turnes – City of Conneaut Planning and Zoning Manager

OLD BUSINESS

FOWL ORDINANCE - The fowl ordinance to be presented to Council was discussed. Melanie Shubitowski asked if any thought was given to what Kyle Smith suggested regarding the quantity of fowl being dependent on acreage. The discussion was that this language would have to be added in prior to presenting to Council. Ms. Gaugh voiced that her concern was with people interfering with neighbors or being offensive in any way to neighbors. Mr. Smith suggested to look at the fact that we have it in the criminal code section right now and that if it's decided to base the fowl ordinance on acreage, it needs to be put in the zoning code section so there will be conditional use permits and variances to accommodate larger parcels and therefore could also be appealed. Gives added flexibility. Ms. Spencer stated that farm animals are already allowed in R1 and A1 Districts. Melanie Shubitowski stated that the only condition in the R1 is concerning the buildings to house the animals, 200 feet from the neighbors dwelling. Ms. Notte liked the idea of establishing a threshold for an acre or less/ lot size. It was agreed that the fowl ordinance should be in the zoning code. It was agreed that poultry and fowl would be added as a conditional use for the districts within "Conditional Uses" of the zoning code. Their structures would have to abide by the current accessory structure guidelines. As a conditional use they would have to go before the ZBA anyhow. If they appeal a ZBA decision they would then go before the Common Pleas Court. Law Director's Office will come up with language to be presented at next meeting to keep fowl in the Zoning code.

BED & BREAKFAST / SHORT TERM RENTALS – Ms. Notte presented a quick review of past meetings. Was discussed that Planning Commission would have to sync up with Utilities Commission in order for them to see the status of the B&B language. Ms. Notte suggested to get Utilities Commission the language and invite them to the next Planning meeting. Melanie voiced concern of the burden on zoning to enforce the B&B and it was agreed that it would be sorted out later. Ms. Notte suggested that Planning gets the Utility Commission's blessing on the language and then send it to council, maybe in a work session and then move forward. Kyle Smith outlined the steps of the conditional use ordinance being amended. 1) sent to council 2) they would have to approve and authorize an ordinance. (it will be a big ordinance since it's involving conditional uses within all the districts with various conditions that need cleaned up) Kyle Smith proceeded to explain how there are various issues with the conditional uses- such as with boat storage etc. and

how amending conditional uses can be a detailed overhaul, and mentioned how enforcing conditional uses have been an issue in the past and present. Ms. Notte said that she would forward the B&B info to Tammy Ledford and invite the UC to attend next PC meeting. LD Office may provide language for the boat storage for the next meeting. Kyle also brought up reviewing the language for the Home Occupations. There was some discussion on making the home occupation permit process easier than having to automatically go before the ZBA. Example... They would apply for a permit and provide the names and addresses of the people 100 ft from their residence to be sent a letter, plus additional criteria to be determined. If there is no objection from the neighbors it would not necessarily have to go to the ZBA. Also, it was discussed not wanting to over burden people with rules when it comes to working out of their homes to make a living etc. Kyle Smith stressed the importance of “protecting our residential neighborhoods. 2/3 or ¾ of the tax revenue for the city comes from residential property. Must maintain the integrity of the neighborhoods.” Ms. Notte mentioned finding the right balance.

Kyle Smith mentioned the memo he sent out on parking lots and how not all new parking lots should require a site plan and the need for all parking lots to be approved by the PC. Suggested thinking about changing the site plans (1135) for all parking lots to have planning commission oversight. He also mentioned the need to adhere to reviewing site plans 21 days in advance and not rushing it through. “Keep the structure in place and try to abide by it”. Planning has the authority to require traffic studies, detailed erosion and sediment control, etc. Nothing in the zoning code requires traffic study, etc. to issue a zoning permit. Kyle Smith offered to write up language for the Site Plan ordinance for parking lots. Ms. Gaugh said that she would like this to go on the agenda for a different time and agreed that it needs looked at.

NEW BUSINESS – NONE

Time Meeting adjourned. 7:04PM

Rebecca Gaugh – Chair

Melanie Shubitowski- Clerk

Pursuant to House Bill 197 this Planning Commission meeting was held virtual and in person.