

REGULAR MEETING of The Conneaut Planning Commission – May 25, 2021 at 6:00PM in Council Chambers

Meeting called to order at 6:07PM.

ROLL CALL

Absent 2 – Jessica Berry & Mindy Notte

Present 4 – Rebecca Gaugh, Diana Spencer, Jerad Ankrom, Jennifer Simpson

Also present were Melanie Shubitowski- Zoning Inspector & Board Clerk, Kyle Smith- City of Conneaut Law Director, Molly Turnes – City of Conneaut Planning and Zoning Manager and Tammy Ledford – Chairman of the Utilities Commission.

APPROVAL OF MEETING MINUTES – Ms. Gaugh asked if all had a chance to read the minutes from the April 2021 Planning Commission meeting and if there were any corrections. Motion to accept the April minutes was made by Ms. Spencer and was seconded by Mr. Ankrom. Melanie Shubitowski called roll and all members present accepted the approval of the April minutes.

Ms. Gaugh began by introducing Jennifer Simpson, the new member of the Planning Commission. Ms. Gaugh also announced that New Business would be considered first.

NEW BUSINESS: 223 SANDUSKY ST – RESIDENTIAL TO COMMERCIAL CHANGE

Mrs. Gaugh asked if anyone had anything they wanted to comment on concerning this. This is the property of Ms. Simpson so Ms. Gaugh asked if she had anything to say. Ms. Simpson acknowledged that this is her property and will obviously be abstaining from voting on it. She proceeded to explain that this is a property that her parents own and had been using as a residential rental for a few years. Mental Health Counseling private practice. The first floor of the home is her mother’s project space. She is taking over the second floor, which used to be the apartment, and will be using it as her office space. Ms. Simpson explained that she is a sole practitioner so there would not be a lot of traffic coming and going. Only one family at a time. She pointed out that Dr Hoffman’s office, Heavenly Creamery and Huntington bank are all on the same block. So, it’s already a mixed-use area. Ms. Simpson also expressed that the next-door neighbor is supportive of the business going in there. She has also reviewed the requirements of the city for signage. Ms. Simpson is hoping to get back to some face-to-face counseling this summer. Ms. Gaugh asked when she plans to open. Ms. Simpson stated that she plans to open in June after she completes some cosmetic remodeling. Ms. Gaugh stated that she has no problem with the residential to commercial change and is willing to vote on it to let Ms. Simpson move forward. Ms. Spencer asked if the motion needed is to change the use from residential to commercial. She asked what specifically the board is looking for since it’s already a mixed-use neighborhood? Ms. Spencer asked if it is a residential or business district. Molly Turnes stated that it is in a business district, but when it’s an existing residential use changing to a commercial use, it has to go before the Planning Commission. Kyle Smith asked Molly, to clarify, if the district is a business district. Molly Turnes said correct that it is a business district. None of the members had any issues with

granting the change of use from residential to commercial. Ms. Spencer made the motion to change 223 Sandusky Street from residential use to commercial use. This was seconded by Mr. Ankrom. Melanie Shubitowski called roll and all members present were in agreement to approve.

OLD BUSINESS

BED & BREAKFAST / SHORT TERM RENTALS –

Time Meeting adjourned. 7:09PM

Rebecca Gaugh – Chair

Melanie Shubitowski- Clerk

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