

**REGULAR MEETING** of The Conneaut Planning Commission – September 28, 2021 at 6:00PM in Council Chambers

Meeting called to order at 6:00PM.

**ROLL CALL**

Present 5 – Rebecca Gaugh, Diana Spencer, Mindy Notte, Jennifer Simpson and Jan Church

Also present were Molly Turnes – City of Conneaut Planning and Zoning Manager, Jennifer McConnell – City of Conneaut Zoning Inspector and members of the public – Reuben Schwartz and Ryan Anderson

**APPROVAL OF MEETING MINUTES** – Ms. Gaugh asked if everyone had read the minutes for August 2021 and found any corrections that are needed. Motion to approve was made by Mindy Notte and seconded by Jennifer Simpson. Roll was called and motion carried.

**NEW BUSINESS:** Ms. Gaugh started the new business by introducing the site plans for Reuben Schwartz’ Drive-Thru Beverage Store. Ms. Gaugh asked Mr. Schwartz what he would like to tell the board. Mr. Schwartz explained that they designed a beer drive thru that will be unique because it will be like a McDonalds drive through. You order what you want at one window and pick it up at the second window. Or you can park and walk in and grab what you want. Mr. Anderson mentioned how they looked at a couple other locations that have similar stores. Mr. Schwartz explained that many of the other locations they looked at drive thru the building, but for insurance reasons they opted for drive around. Ms. Gaugh asked how much walk-in traffic they are expecting. Mr. Schwartz replied that they are not expecting much, that majority will be drive thru. Ms. Gaugh said that she was asking because the plans show there is only 5 or 6 parking spaces. Mr. Schwartz mentioned that Ms. Turnes mentioned this to him earlier that day. He further stated that originally the architect was supposed to put 8 spaces in and that there is plenty of space on his parcel to add more. There was also supposed to be parallel parking spots at the back of the property. Mr. Schwartz said that he is adding more. Ms. Gaugh asked if Mr. Schwartz could have the plans redrawn or something in writing sent to Ms. Turnes stating that there will be additional spaces added. Mr. Schwartz agreed to that and said he himself wants additional spaces too. Ms. Gaugh also asked if there was enough room for big trucks to enter the drive off of Harbor Street. Mr. Schwartz assured the board that Dave Rapp did the drawings and that there is plenty of room to pull in and pull out. The drive is one way. Ms. Notte mentioned if someone with a large boat comes to the store, they will most likely park out front anyways. Ms. Gaugh asked Ms. Turnes if they could park on the street there. Ms. Turnes stated if there was on street parking there, they would have to abide by those rules. Ms. Notte brought out the fact that the other restaurants/ establishments in that area utilize the on-street parking and that Mr. Schwartz’ customers would most likely be very temporary in comparison to them. They would not be parked very long. The duration of the stay would be shorter. Ms. Gaugh asked if there would be any additional parking. Mr. Schwartz explained that the adjacent parcel will have public parking. Mr. Schwartz explained that he is currently speaking to with the Port Authority to see if they can take over the parking lot. Ms. Gaugh asked the time frame for the public parking lot. Mr. Schwartz replied that it won’t be overnight but that he will have plenty of parking at his drive thru regardless since he will adding the additional spaces. Ms. Gaugh asked if anyone else had any questions. No one did. Ms. Notte

did mention that she had a comment and wanted to express her appreciation to Mr. Schwartz and Mr. Anderson for answering the questions the board asked. Also, she mentioned that new business in Conneaut is good business. Ms. Gaugh also stated that the board received paperwork from Brian Bidwell stating that Mr. Schwartz will have to put in an 8” drainage pipe. Mr. Schwartz said its already done, that he just has to add a catch basin and will also tie the city’s 12” line that runs along the alley to the catch basin also. Ms. Simpson asked if his property touches any residential properties and Mr. Schwartz stated not really. Ms. Turnes explained that you need to be at least 40’ from a residential lot line and he would be 50’. There was also discussion on the location of the dumpster. It will be located in the back corner with a 3-sided fence around it. Ms. Gaugh mentioned that the plans were great and new business is always good. A motion was made to approve by Mindy Notte with the condition of added parking spaces. Seconded by Diana Spencer. Ms. Gaugh also explained if the parking spaces were not added he would need to go before the ZBA. Mr. Schwartz reassured the board that the parking spaces will be added. Roll was called and the motion was approved.

**OLD BUSINESS: NONE**

Motion to adjourn was made by Diana Spencer and seconded by Mindy Notte.

Time Meeting adjourned. 6:25 pm

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Rebecca Gaugh – Chair

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Jennifer Simpson – Secretary