

MINUTES

ASHTABULA COUNTY PLANNING COMMISSION

Special Meeting of March 19, 2020

4:30 p.m. @ Community Services Meeting Room, 1st floor of the Old Courthouse

1. ROLL CALL

Members Present: Mr. Dixon, Mr. Douglass, Commissioner Ducro, Ms. Friedstrom, Mr. Hartz, Ms. Kanicki, Commissioner Kozlowski, Ms. Krysa, Mr. Likavec, Mr. McClure, Commissioner Whittington

Members Absent:

Officials Present: Ms. Janice Switzer, Director Community Services & Planning and Secretary to The Planning commission
Mr. Jake Brand, Assistant Director Community Services & Planning and Secretary to The Planning commission
Ms. Heidi Barringer, Recording Secretary

Others Present: Donald Andrus, Property Owner
Barb Carr, Saybrook Township
David Rapp, David Rapp Services

Mr. Douglass called the meeting to order at 4:31 p.m., established that a quorum was present, and proceeded through the agenda.

2. APPROVAL OF MINUTES

Mr. Douglass noted some typographical errors to be corrected in the minutes.

Mr. Douglass called for a motion to approve the minutes as amended for the February 18, 2020 meeting.

Commissioner Kozlowski moved to approve the minutes and **Ms. Friedstrom** seconded.

Roll Call: Mr. Dixon, Mr. Douglass, Commissioner Ducro, Ms. Friedstrom, Mr. Hartz, Ms. Kanicki, Commissioner Kozlowski, Ms. Krysa, Mr. Likavec, Mr. McClure, Commissioner Whittington

Aye: Mr. Dixon, Mr. Douglass, Commissioner Ducro, Ms. Friedstrom, Mr. Hartz, Commissioner Kozlowski, Ms. Krysa, Mr. Likavec, Mr. McClure, Commissioner Whittington

Nay:

Abstain: Ms. Kanicki

Not Present:

3. APPROVAL OF AGENDA

Mr. Douglass called for a motion to approve the agenda.

Ms. Kanicki moved to approve the agenda and **Mr. McClure** seconded.

Roll Call: Mr. Dixon, Mr. Douglass, Commissioner Ducro, Ms. Friedstrom, Mr. Hartz, Ms. Kanicki, Commissioner Kozlowski, Ms. Krysa, Mr. Likavec, Mr. McClure, Commissioner Whittington

Aye: Mr. Dixon, Mr. Douglass, Commissioner Ducro, Ms. Friedstrom, Mr. Hartz, Ms. Kanicki, Commissioner Kozlowski, Ms. Krysa, Mr. Likavec, Mr. McClure, Commissioner Whittington

Nay:

Abstain:

Not Present:

4. GENERAL CORRESPONDENCE & PLANNING COMMISSION ANNOUNCEMENTS - None

5. DIRECTORS REPORT

Ms. Switzer said the report was in the packet and she would be happy to answer any questions.

6. SWEARING IN - None

7. COMMITTEE REPORTS - None

8. PRESENTATIONS BY PERSON, GROUP, OR DELEGATION - None

9. OLD BUSINESS - None

10. NEW BUSINESS

Case Number 2020-005 – Saybrook Township Map Amendment

Ms. Switzer said a request was submitted to rezone parcel number 48-003-00-094-00, a 40-acre parcel located on the North side of Gore road owned by Donald Andrus from R-2 to R-4 multi-family. She explained that there are a number of adjacent parcels and Vanna Shores Subdivision which she showed on the GIS mapping system. She outlined what was zoned R-1, R-2 and R-3. Her considerations were that the parcel was inconsistent with Saybrook Township's Comprehensive Plan but noted that they need to update the plan. Ms. Switzer showed where a natural gas pipeline runs through the parcel as well as a riverine as well several wetlands that encroach onto the parcel. Ms. Switzer's big issue was the lack of utilities available on Gore Road which is what the parcel fronts on and there is no anticipation of utilities going down Gore Road. She explained the only way to extend utilities would be from Rudd Road which would require a major subdivision. Ms. Switzer advised Mr. Andrus that if his request is approved, he should consider a PUD.

Mr. Douglass asked whether Mr. Rapp or Mr. Andrus would be speaking.

Mr. Andrus explained that there is a need for more housing in the area similar to Vanna Shores and although they haven't done any preliminary plans or begun planning a development, he would like the land available for multi-family use. He explained that utilities could be extended from Rudd Road. He felt that the waterline shouldn't be an issue and there was adequate fall for sewer from Gore road toward Rudd road.

Mr. Douglass wanted to know if Rudd Road was a public right of way or private.

Mr. Andrus replied that it was a public road.

Ms. Switzer added that water and sewer are at the end of it and an extension of the street could be reviewed during the major subdivision process.

Mr. Douglass wished to know of any current plans for development.

Mr. Andrus said it would be in the future and that he was currently developing property on Lake road near Saybrook Township Park.

Mr. Douglass asked how many units he would put on a 40-acre parcel.

Mr. Andrus responded that it would be similar to Vanna Shores but slightly upgraded.

Mr. Douglass asked if there would be duplexes and triplexes

Mr. Andrus said that was correct.

Mr. Douglass asked the size of the units.

Mr. Andrus replied they would be 1600 square feet or greater.

Mr. Douglass asked what his plan for the gas line was.

Mr. Andrus explained he wasn't one hundred percent sure but he thought he would come in from Gore on one side and from Rudd Road on the opposite side. He said had a similar situation at Indian Creek Resort and he spoke with Dominion who told him no unit could be within 50' of the easement but he could build a road across it and run any kind of drainage or water or sewer across it but we couldn't build a structure within 25' of either side of the gas line.

Mr. Douglass wanted to know what Mr. Andrus was going to do about the wetlands.

Mr. Andrus replied that would be through the EPA as far as retention ponds and so forth to handle any water there but said there is very little wetlands attached to this property.

Mr. Douglass wondered how many units there would be.

Mr. Andrus said it would be whatever the density factor is and that he would be developing in phases.

Mr. Douglass said the Comprehensive Plan lays out 2-4 units per acre and asked Mr. Andrus if he would fall within that category.

Mr. Andrus didn't believe he would per acre but probably for $\frac{1}{4}$ to $\frac{1}{2}$ acre parcels.

Mr. Douglass wanted clarification on what would be $\frac{1}{4}$ acre per parcel.

Mr. Andrus thought it would fall close to one unit per $\frac{1}{4}$ acre and that would give him about 160 units total on 40 acres less storm, wastewater and so forth.

Ms. Switzer told Mr. Douglass that a quick calculation shows Vanna Shores to have seven units on a 1.7-acre parcel.

Mr. Douglass asked if they would be mostly triplexes.

Mr. Andrus replied that it would be a combination of both but not low-income housing.

Commissioner Ducro asked if it would have an association with a maintenance agreement.

Mr. Andrus said it wasn't determined but he was leaning toward owning the land and maintaining the common areas.

Mr. Douglass asked if he would have public or private roads.

Mr. Andrus replied they would be private.

Ms. Friedstrom questioned where the road would be.

Mr. Andrus thought at least one from Rudd Road and a couple branching off from there and possibly the same from Gore Road.

Ms. Friedstrom questioned whether there would be more than one entrance.

Mr. Andrus said there would be. He thought he would stop short of them being connected where the gas line easement is.

Mr. Douglass asked Mr. Andrus the length of the road and if Ms. Switzer knew the length requirements on a dead-end road.

Ms. Switzer explained that it was 1200 feet and it would have to be a cul-de-sac. She then warned Mr. Andrus that he couldn't begin on a public road and end on a private road so it may be an issue in the future.

Mr. Douglass reminded everyone that we were just looking at the rezoning of the parcel and the rest is a flag for future issues.

Mr. Dixon asked what Ms. Carr has heard from neighbors.

Ms. Carr responded that there was currently an issue with traffic from Vanna Shores exiting through Rudd and Russell Roads and neighbors have expressed concerns regarding traffic and road maintenance.

Mr. Likavec wanted to know the size of the water line.

Mr. Andrus thought it was an 8" line.

Ms. Switzer wanted to clarify if the road was going to cross the gas line.

Mr. Andrus thought it was best not to but he would do whatever was suggested when necessary. He said he is asking for the change to R-4 and that he purchased the land attached to Vanna Shores so it wouldn't be spot zoning.

Mr. Hartz asked about how many homes there are on Rudd Road to Lake.

Ms. Switzer counted 15.

Mr. Hartz thought that was a lot of traffic on one road.

Ms. Switzer clarified that there is Ivan, Richard and Russell Roads which do not come through.

Mr. Hartz asked if Rudd and Russell both had access to Lake Road and if they were narrow.

Ms. Switzer wasn't sure how wide but she thought 20' and said both roads did have access to Lake Road. She said this was development specification and that wasn't what the discussion was about.

Commissioner Kozlowski inquired about doing a traffic feasibility study.

Ms. Switzer said it could be made a requirement as part of the subdivision process.

Mr. Likavec asked how many units Mr. Andrus wanted to develop.

Mr. Andrus explained that zoning currently allowed for 160 units but he isn't looking to put that many in.

Mr. Douglass called for a motion for approval, denial or modified approval of the case.

Ms. Kanicki made a motion to approve Case Number 2020-005, Saybrook Township Map Amendment to change parcel 48-003-00-094-00 from R-2 to R-4

Roll Call: Mr. Dixon, Mr. Douglass, Commissioner Ducro, Ms. Friedstrom, Mr. Hartz, Ms. Kanicki, Commissioner Kozlowski, Ms. Krysa, Mr. Likavec, Mr. McClure, Commissioner Whittington

Aye: Mr. Dixon, Mr. Douglass, Commissioner Ducro, Ms. Friedstrom, Mr. Hartz, Ms. Kanicki, Commissioner Kozlowski, Ms. Krysa, Mr. Likavec, Mr. McClure, Commissioner Whittington

Nay:

Abstain:

Not Present:

11. OTHER BUSINESS - None

12. GENERAL PUBLIC DISCUSSION – None

13. UPCOMING MEETINGS

Executive Committee:	Monday April 13, 2020 at 10:30 a.m.
Regular Meeting:	Monday April 20, 2020 at 4:30 p.m.

14. ADJOURNMENT

Hearing no further business, Mr. Douglass adjourned the meeting at 5:33 PM.

Respectfully Submitted,

Heidi Barringer, Recording Secretary

Minutes to be approved for March 19, 2020

William Douglass, Chair

Janice Switzer, Director

Secretary to Ashtabula County Planning commission