

# MINUTES

## ASHTABULA COUNTY PLANNING COMMISSION

Special Meeting of June 28, 2021

3:00 p.m. @ Commissioner's Meeting Room, the Old Courthouse

### 1. ROLL CALL

**Members Present:** Mr. Dixon, Commissioner Ducro, Ms. Friedstrom, Mr. Hartz, Ms. Kanicki, Mr. Likavec, Mr. Douglass

**Members Absent:** Mr. Hartz, Commissioner Kozlowski, Mr. McClure, Commissioner Whittington

**Officials Present:** Mr. Jake Brand, Director Community Services & Planning and Secretary to the Planning Commission  
Mr. Jimmy Hoppel, Assistant Director Community Services & Planning  
Ms. Heidi Barringer, Recording Secretary

**Others Present:** Shara Parkomaki, Austinburg Zoning Commission  
Byron Dutton, Austinburg Township Trustee

**Mr. Douglass** called the meeting to order at 3:00 p.m., established that a quorum was present, and proceeded through the agenda.

### 2. MINUTES – None

### 3. APPROVAL OF THE AGENDA

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

**Ms. Friedstrom** moved to approve the agenda and **Mr. Likavec** seconded.

**Roll Call:** Mr. Dixon, Commissioner Ducro, Ms. Friedstrom, Ms. Kanicki, Ms. Krysa, Mr. Likavec, Mr. Douglass

**Aye:** Mr. Dixon, Commissioner Ducro, Ms. Friedstrom, Ms. Kanicki, Ms. Krysa, Mr. Likavec, Mr. Douglass

**Nay:**

**Abstain:**

**Not Present:** Mr. Hartz, Commissioner Kozlowski, Mr. McClure, Commissioner Whittington

4. **GENERAL CORRESPONDENCE & PLANNING COMMISSION ANNOUNCEMENTS - None**
5. **DIRECTORS REPORT – None**
6. **SWEARING IN – None**
7. **COMMITTEE REPORTS – None**
8. **PRESENTATIONS BY PERSON, GROUP, OR DELEGATION – None**
9. **OLD BUSINESS**

**Case Number 2021-009 – Harpersfield Township Map Amendment to Change the Zoning of Parcel Number Parcel Numbers 07-003-00-028-00 and 07-003-00-028-01 from Neighborhood Commercial (NC) to Accommodation Commercial (AC)**

**Mr. Douglass** said everything that happened in the last meeting would be thrown out and we would be starting over from scratch and there would be no minutes on this case from the last meeting. Mr. Douglass looked to Mr. Brand to confirm that was correct.

**Mr. Brand** said this would be a supplement to the last meeting as no decision was made.

**Mr. Douglass** asked what was preferred, to continue the case or start over.

**Mr. Brand** said for clarity, he can start over on the review.

**The members** present wished to start over.

**Mr. Brand** explained that Austinburg submitted an application to change 07-003-00-028-00 and 07-003-00-028-1 from Neighborhood C to Accommodation Commercial and that Austinburg Township stated that their reason for the change was to enhance the uses to allow additional businesses to utilize the vacant lots. He said there was a map in the packet that describes both of those changes and both parcels are adjacent to Route 45 and Clay Street Mr. Brand said the properties front on State Route 45 and are in close proximity to the I-90 interchange. He stated that Community Services & Planning staff recommend approval of this map change.

**Ms. Parkomaki** said the Township is asking that these parcels be changed from Neighborhood Commercial to Accommodation Commercial because they were approached by the owners to possibly make the change to market additional businesses.

**Mr. Douglass** asked if they had a purchase agreement.

**Ms. Parkomaki** said there was a purchase agreement on parcel number one and it's contingent on whether it's re-zoned.

**Mr. Douglass** asked Ms. Parkomaki if she knew what the purpose would be.

**Ms. Parkomaki** explained that the gentleman of the board didn't tell exactly what the purpose would be.

**Mr. Douglass** replied that there was a lot of overlap between NC and AC and wondered what the usage is that would be allowed in the AC that wouldn't be in NC.

**Ms. Parkomaki** said that going from NC to AC you would add businesses such as Auto repair shops, car washes, and retail sales. Things like charitable institutions would be taken away. She told Mr. Douglass he was welcome to look at the chart she submitted. She added the purchaser has the option to purchase. Ms. Parkomaki didn't recall his name but the company was from Montrose.

**Mr. Douglass** asked if that was a use that she would be in favor of.

**Ms. Parkomaki** and the rest of the commission are interested in hearing what the public has to say about it and she is taking the steps to get there.

**Mr. Douglass** asked about sewer and Ms. Parkomaki turned things over to Mr. Dutton to answer questions on sewer availability.

**Mr. Dutton** explained that there was a pump station across from this lot and the pump station was roughly 16' deep so it would be able to get..that area falls down to the stream. He said there is a stream that cuts downtown from the north and that pump station can handle all the sewage and the treatment plant is looking to expand again at Coffee Creek. Mr. Dutton said water was not an issue because there was a water tower at Route 45. He said infrastructure in Austinburg Township is one of the better locations. Mr. Dutton thought that if for some reason they could not go to the north of the pump station, the gravity from downtown Austinburg enters just on the other side of the bridge so they could put a pump station in the valley and pump across the bridge and into the gravity side.

**Mr. Douglass** asked whose responsibility would it be to pay for the expansion.

**Mr. Dutton** replied that it would probably be their responsibility if they were to go across the street and drill underneath the road because north of the Dollar General, they put in a pump station and went across. Mr. Dutton said it would be an easy or simple fix.

**Mr. Douglass** wanted to clarify that Mr. Dutton was only referring to parcel one.

**Mr. Dutton** said parcel two could get up there too because of the depth of that pump station because it's down so deep, they could run north too.

Mr. Douglas didn't believe they could if it was a private line.

**Mr. Dutton** agreed and Mr. Douglass asked how they would be able to get sewer.

**Mr. Dutton** thought they would be able to go on a diagonal and get into gravity feed on the south side. He said he would like to see sewers come down 45. He said it makes sense from a government side but he didn't believe they would be able to force them to do that. He said it would be nice to request and he had that conversation before with Nick Sanford about Dollar General on that corner lot and they just went across and that quit the expansion of any sewers going west on Clay Street. Mr. Dutton said fortunately, he owns north of Clay Street and he just put in the sewer line going west on the north side of Clay Street so anybody who's on the north side could get into his sewers that would run down the corner of Clay Street which would allow the development of the corridor on Clay Street.

**Mr. Douglass** asked if he was putting all of that on the landowner.

**Mr. Dutton** said that townships are not allowed to own sewers so unfortunately, we cannot own sewers, waterlines, so we have to ask developers. We might be able to get a developer's agreement on the sewer lines but that is something that is new and it asks the developer to allow other people to get into the line and they would get compensated.

**Mr. Douglass** thought that lot one was relatively easy but lot two wasn't and he wanted clarification.

**Mr. Dutton** said that was correct and the buyer was interested in lot one and he may be interested in lot two more or less for a retention pond and the retention pond would drain into that stream. He said lot two does have an EPA septic permit for a 10,000 square foot building because Bella is in there now.

**Mr. Douglass** asked how big their building was.

**Mr. Dutton** said he has two buildings so it's about 7,000 sq. ft. so he is getting close to capacity. He said it would be nice to see him connect into the sewer but he doesn't necessarily have to have sewers.

**Ms. Kanicki** asked if there was a county line that ran through their or whether each lot had its own sewage system.

**Mr. Dutton** said on the east side of 45 from the nursing home is where the pump station is and from there it's 16' deep till the north side of Clay Street. When it gets to the north side of Clay Street there is a manhole for the sewer that runs to the west that I owned which was Hogan/Quality Meats. He said he extended the sewer west and north. Mr. Dutton explained that Pilot originally put gravity sewer in and it comes from 90 all the way down to the pump station and a couple of years ago they added onto it and the county asked that it be done. He said Pilot then extended the line to the east which let us pick up a lot of Sidley's properties and it went across the freeway and picked up the hotels.

**Ms. Kanicki** asked if the county had a sewer system.

**Commissioner Ducro** replied that it operates sewer systems in all unincorporated areas of the county which is a network of smaller sewer systems.

**Mr. Douglass** said Mr. Dutton owns a lot of parcels in the area and wanted to know if this re-zoning benefits him in any way.

**Mr. Dutton** replied that his property was zoned AC and if his wife was here she would tell him he was a crazy fool for letting them do Ac on the other side of the road because if you take away the number of AC's then it makes my property diminish in cost. He said as a trustee, he rather see growth for Austinburg in that development so that's why I'm for AC there plus just north of 90, there is Nelson's Allotment. He said last fall we got a map change on that which went from AC to IOC so we lost 50 acres there and we didn't replace it. Mr. Dutton said he looked back and thought AC is better and he has always believed that the stream is a good cut-off. It will develop that cornfield, that's where your AC will go. He said it was designed to accommodate more traffic and it would be things getting off the freeway so that's why they made it AC. Originally it was all commercial and residential in 93 and when they did their change it went AC, NC, residential, and IOP. The NC tried to eliminate gas stations and things like that. Unfortunately, you can put a Walmart downtown in Neighborhood Commercial.

**Mr. Douglass** admitted he wasn't that familiar with Austinburg Zoning and wanted to know if they had a comprehensive use plan.

**Mr. Dutton** said he's been involved in zoning for years and there was a corridor plan by Albert Dispenza who said Austinburg needs a corridor plan and the reason for the corridor plan was so when you got off 90 going south, you didn't have to stop for the guy making a left-hand turn or right-hand turn and trying to eliminate one driver after another. Albert proposed putting in this corridor which actually comes in off GH drive to the north between the Waffle House and McDonald's that goes back to the Hampton Inn and they cut it through. The odd part about is I knew nothing about it one time the trustees said to me I see you're going to be in the corridor plan. I said what are you talking about. He said the corridor plan cuts right through your property and I looked at the map and sure enough and no one talked to me about it but it made more sense to me because then you would have a loop but all it did was relieve the traffic from 90 to Clay Street. Did not address anything south of Clay street. It did not address turning at clay street. Now ODOT is going to put in turning lanes both to the north and to the south of Clay Street so that will eliminate a lot of what the corridor plan was meant to do.

**Mr. Douglass** said his understanding was the plan was written but was never approved.

**Mr. Dutton** said it was submitted but it was never really promoted. Albert said to me the game in this job to make this corridor plan, I might as well have been trying to find Mt. Everest in my shorts because he said it just won't follow, there are too many obstacles and too much set in its way.

**Mr. Douglass** and that was 20 years ago and a lot has happened so that is completely outdated.

**Mr. Dutton** replied it was really outdated. If you were going to try to accomplish what Albert's goal was, you would end up having to make 45 a four-lane highway and I don't think that's

really in the best interest of Austinburg I believe you put in your turn lanes. Development will probably only go down to the creek because when people travel, they will normally when they get off the highway they don't normally go more than  $\frac{3}{4}$  of a mile.

**Ms. Kanicki** commented that it took a number of years to get that traffic light at Clay Street. That was as I recall difficult to get ODOT to even consider it.

**Mr. Dutton** replied that Ms. Kanicki was correct and the odd part about is when I talked to ODOT because I used to live downtown and we had a lot of accidents at 45 and 307 and he asked ODOT why they're putting it at 45 and Clay Street and they said there are more fatalities at that intersection. So we got the one at Clay and then we got the one at 307 and 45. Unfortunately, in my opinion, the light at the end of Austinburg Road and Flying J, that was a political light and that was put in because Flying J says we will pay for the light because we have an issue of people getting off of 90 that are heading west, we need the light right there at the bridge so we will be working with ODOT to get that issue addressed.

**Commissioner Ducro** followed up with a question he said because it was discussed at the last meeting has there been any session on a historical district. He asked if that was something that he'd considered at all.

**Mr. Dutton** said having lived downtown I had one of those historical homes, it was over 100 years old. Austinburg only has maybe 5 homes from an economic point that would be able to be saved as historical the rest of them are made out of timber and Austinburg is all on quicksand so everything is damp and to save a lot of those homes would be too expensive and they're not really historical. We have the church, Sycamore Hall and we've got another brick building south of that and there's a few up on 307 but unfortunately the homes downtown, yes we'd like to save them but to save the charm of the village, is it historically, no, George Washington didn't stay there.

**Commissioner Ducro** commented that they just recently raised one and have dismantled the one on the corner.

**Mr. Dutton** said they cut the one back down because that was a warehouse and they took off the wooden section because they had a fire and things like that and it would be too expensive to save.

**Mr. Dixon** asked after we vote on this, you guys are going to have a meeting with the public and make a notice to have people come and discuss if they're happy with it and want to have this happen.

**Mr. Dutton** said they would get the public's input.

**Mr. Douglass** asked if the decision on that is a recommendation to the trustees and the trustees have the final say.

**Mr. Dutton** said that was right.

**Mr. Douglass** called for a motion.

**Ms. Kanicki** made a motion to approve a map amendment for parcel numbers 07-003-00-028-00 and 07-003-00-028-01 from Neighborhood Commercial to Accommodation Commercial and **Mr. Likavec** seconded.

**Roll Call:** Mr. Dixon, Commissioner Ducro, Ms. Friedstrom, Ms. Kanicki, Ms. Krysa, Mr. Likavec, Mr. Douglass

**Aye:** Mr. Dixon, Commissioner Ducro, Ms. Friedstrom, Ms. Kanicki, Mr. Likavec, Mr. Douglass

**Nay:** Ms. Krysa

**Abstain:**

**Not Present:** Mr. Hartz, Commissioner Kozlowski, Mr. McClure Commissioner Whittington

10. **NEW BUSINESS - None**

11. **OTHER BUSINESS - None**

12. **GENERAL PUBLIC DISCUSSION - None**

13. **UPCOMING MEETINGS**

Executive Committee: Monday, July 12, 2021, at 10:30 a.m.  
Regular Meeting: Monday, July 19, 2021, at 4:30 p.m.

14. **ADJOURNMENT**

Hearing no further business, **Mr. Douglass** adjourned the meeting at 3:33 p.m.

Respectfully Submitted,

Heidi Barringer, Recording Secretary

*Minutes to be approved for June 28, 2021*

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**William Douglass, Chair**

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***Jake Brand, Director***

Secretary to Ashtabula County Planning Commission

Attachments in Journal  
Director's Report