

**MINUTES
LOUISVILLE PLANNING COMMISSION
FEBRUARY 20, 2008**

Louisville Planning Commission met in regular session with Chairman Campbell presiding. The meeting was called to order at 6:33 P.M.

MEMBERS PRESENT

John Phillippi
Tom Zwick
John Campbell, Chairman
Ken Grosswiller
E. Thomas Ault, City Manager

MEMBERS ABSENT

William Ferrell
Cynthia Kerchner, Mayor-Council Member

CITY PERSONNEL PRESENT

Sue Mendenhall, Deputy City Clerk
Deborah Sanborn, Director of Planning & Development

ELECTION OF CHAIRMAN

MEMBER PHILLIPPI MOVED, MEMBER GROSSWILLER SECONDED, and the Motion carried to re-elect John Campbell Chairman. The vote: Phillippi yea, Zwick yea, Campbell abstain, Grosswiller yea.

ELECTION OF VICE-CHAIRMAN

MEMBER GROSSWILLER MOVED, MEMBER CAMPBELL SECONDED, and the Motion carried to re-elect Phillippi Vice-Chairman. The vote: Phillippi abstain, Zwick yea, Campbell yea, Grosswiller yea.

COMMUNICATIONS

Members were invited to sign up for the Stark County Regional Planning Commission Annual Dinner.

Members were asked to call the clerk with dates for a work session to review the Unified Development Ordinance.

MINUTES OF THE DECEMBER 11, 2007 MEETING

MEMBER PHILLIPPI MOVED, MEMBER GROSSWILLER SECONDED, and the Motion carried to approve the Minutes of the December 11, 2007 meeting as presented. The vote: Phillippi yea, Zwick abstain, Campbell yea, Grosswiller yea.

Chairman Campbell swore in those in attendance planning to speak before the board.

NEW BUSINESS

PC 08-01 A REQUEST BY RON ERTLE, RON THE FURNACE MAN, FOR A CHANGE OF NON-CONFORMING USE IN A B-5 ZONING DISTRICT FOR 1809 W MAIN STREET

Director of Planning & Development, Deborah L. Sanborn presented the following staff report finding the proposed use is not more in conflict with the neighboring residential uses than the previous use and does not create an undue negative impact on the residential uses.

BACKGROUND INFORMATION

- The subject lot measures approximately 143 FT x 150 FT. It is a corner lot located in a B-5 zoning district
- Section 1143.04 of the Louisville Zoning Code requires lots in B-5 districts to have a minimum of 50 FT frontage and buildings to be located 25 FT from the rear lot line and 50 FT from the front/side lot line
- Section 1143.02 of the Code permits the following uses when conducted not closer than fifty feet to any R-district: carpenter, cabinet, upholstering, sheet metal, plumbing, heating, roofing, air conditioning, sign painting, painting and other similar establishments
- The lot meets the frontage requirement however; the building on the lot does not meet the setback requirements creating a nonconforming situation
- The applicant proposes to locate a furnace repair and retail establishment at this site
- The previous use of the property was a water softener installation and repair business

ZONING REQUIREMENTS

- Section 1111.02 (b) of the Louisville Planning and Zoning Code states a non-conforming use may be changed to another non-conforming use provided that the proposed non-conforming use is identical or less in conflict with the character and use of the district than the existing non-conforming use as determined by the Planning Commission.
- The previous use was conducted wholly indoors including storage of materials and vehicles and did not present an undue negative impact on the neighboring residential properties.
- The proposed use's hours of operation are 7:30-5:00
- The proposed use would operate largely indoors. All equipment, parts and materials would be stored indoors and of the 7-10 service vehicles 1 or 2 may be parked outdoors in the parking lot.

- Noise generated by the business would consist of the coming and going of service vehicles, deliveries (approximately 2 every 2 days) and minor sheet metal fabrication.

MEMBER PHILLIPPI MOVED, MEMBER GROSSWILLER SECONDED, and the Motion carried to approve the request stating the use is not more in conflict with the neighboring properties than the previous use and will not cause a more negative impact. The vote: All yea.

PC 08-02 REPLAT REVIEW FOR CAPETA ENTERPRISES LTD, KENYON CREST ESTATES

Director Sanborn presented the following staff report finding the proposed lots resulting from a replat meet the code requirements and, therefore, recommended the replat of parcel no. 3605862 and parcel no. 3605863 be approved.

BACKGROUND INFORMATION

- The applicant owns two adjacent parcels – parcel no. 3605862 and parcel no. 3605863
- Both parcels are vacant and zoned R-3
- Two-family lots in an R-3 district must be a minimum of 15,000 SF and a minimum of 100 FT frontage
- Both lots are standard measuring 145.54 FT x 150.07 FT and 100 FT x 150.07 FT respectfully
- The applicant is requesting a replat for these two lots in order to enlarge parcel no. 3605863 by 4 FT
- A replat would not create a new lot but rather shift the lot line east enlarging parcel no. 3605863 and reducing parcel no. 3605862
- The replatted lots would measure 141.54 FT x 150.07 FT or 21,240.91 SF and 104 FT x 150.07 FT or 15607.28 SF

MEMBER GROSSWILLER MOVED, MEMBER PHILLIPPI SECONDED, and the Motion carried to approve the request. The vote: All yea.

Having no further business the meeting was adjourned at 6:46 P.M.

Respectfully submitted,

Sue Mendenhall
Deputy City Clerk