

**MINUTES
LOUISVILLE PLANNING COMMISSION
MARCH 11, 2008**

Louisville Planning Commission met in regular session with Chairman Campbell presiding. The meeting was called to order at 6:32 P.M.

MEMBERS PRESENT

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

MEMBER ABSENT

William Ferrell
Cynthia Kerchner, Mayor-Council Member

CITY PERSONNEL PRESENT

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

COMMUNICATIONS

The members of the commission were reminded of the 2008 Planning and Zoning Commissioner Workshop in Akron May 9.

MINUTES OF THE FEBRUARY 20, 2008 MEETING

MEMBER PHILLIPPI MOVED, MEMBER GROSSWILLER SECONDED, and the Motion carried to approve the Minutes of the February 20, 2008 meeting as presented. The vote: All yea.

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

NEW BUSINESS

**PC 08-03 REQUEST TO ESTABLISH ZONING FOR THE PETERSON
ANNEXATION, 3779 RAVENNA AVE NE FROM R-1 (TOWNSHIP) TO R-1
SINGLE-FAMILY RESIDENTIAL (CITY)**

Director of Planning & Development, Deborah L. Sanborn presented the following staff report stating the zoning from R-1 (Township) to R-1 (City) is largely consistent with the *Community Plan* and recommended the Planning

Commission approve the proposed zoning and forward to City Council for consideration.

EXISTING CONDITION

The subject property is currently a single-family residence

ZONING

LAND USE

Parcel:	R-1	Residential (Township)
North:	R-1	Residential (Township)
South:	R-1	Residential (Township) &
	I-1	Industrial (City)
East:	R-1	Residential (Township) &
		Residential (City)
West:	I-2	Vacant Land (City)

BACKGROUND INFORMATION AND COMMENTS

- Annexation of the subject property is currently pending with the Stark County Commissioners
- The subject property, under township zoning, is zoned R-1 residential single family
- State law requires annexed land remain in the original zoning classification until such time as the City rezones it consistent with the local zoning map
- The future land use section of the *Louisville Community Plan*, completed in 2000, identifies the land as rural residential/low density residential

In considering the rezoning of land there are several factors to examine.

- First, is there general support for the proposed zoning classification? Is it compatible with the environs, supported by the trend of development or consistent with the city plan? *As indicated above, the Louisville Community Plan identifies the property as residential. Currently no rural residential classification exists; therefore, R-1 Single Family Residential is the lowest density district.*
- A second consideration is does the proposed rezoning further the public interest and not solely the interest of the applicant? *Staff is recommending the property be zoned R-1 in light of the fact the majority of the surrounding uses are residential.*
- A third consideration is, are public services available? *City water and sewer currently serve this parcel. The owner signed an annexation agreement in order to obtain the services.*

MEMBER GROSSWILLER MOVED, MEMBER PHILLIPPI SECONDED, and the Motion carried to approve the recommended zoning and forward to City Council for legislative action. The vote: All yea.

PC 08-04 REPLAT REVIEW FOR PARADISE UNITED CHURCH OF CHRIST,
619 EAST MAIN STREET

Director Sanborn presented the following staff report recommending that the Planning Commission approve the replat as proposed.

EXISTING CONDITON

- Paradise United Church of Christ proposes to replat the property it owns (lots 425, 426, 427, 428, 429, 430 and a vacated alley) on the north side of East Main Street to make one lot
- Parcels 426, 427, 428 and a small part of 429 are currently occupied by the church structure
- Lot 425 has a playground and the HVAC unit on it
- Lots 429 and 430 are not built on
- In 2006 Paradise Church requested approval from Planning Commission to expand the building onto separate lot 425. That issue is still pending.

ZONING

- Parcel: R-3
- While churches are conditionally permitted in R-3 districts, Paradise Church cannot meet the setback requirements and since it existed prior to the zoning code it is considered a non-conforming use
- Section 1111.02 of the Louisville Zoning Code permits non-conforming uses to continue
- Although the replatted lot does not make the church structure conforming it does remove the issue of lot 425 being a separate lot

MEMBER GROSSWILLER MOVED, MEMBER ZWICK SECONDED, and the Motion carried to approve the replat. The vote: Zwick yea, Campbell yea, Grosswiller yea, Phillippi no.

OLD BUSINESS

PC 03-03 ANNUAL REVIEW OF CONDITIONAL USE PERMIT FOR ST
THOMAS AQUINAS HIGH SCHOOL, 2121 RENO DRIVE

Director Sanborn stated that St Thomas Aquinas is requesting 21 regular season events under the lights and 6 additional possible lighted events.

Attorney Clunk spoke as a representative of the school. He stated they are requesting 21 games with possibly 9 playoff games with lights. He also requested the use of the facility by Louisville High School for practice for possible playoff games and Marlinton High School since their bleachers need repair.

He stated the relationship with the neighbors of the school is good. There have been no complaints for some time.

The commission discussed whether Louisville High School should make a separate request the use of the facility if they make it to playoffs.

MEMBER GROSSWILLER MOVED, MEMBER ZWICK SECONDED, and the Motion carried to approve the 2008 schedule as presented for St Thomas Aquinas events and that any Louisville High School requests should be handled yearly based on the playoff situation. The vote: All yea.

Having no further business the meeting was adjourned at 6:55 P.M.

Respectfully submitted,

Sue Mendenhall
Deputy City Clerk