

**MINUTES
LOUISVILLE PLANNING COMMISSION
NOVEMBER 13, 2007**

Louisville Planning Commission met in regular session with Chairman Campbell presiding. The meeting was called to order at 7:18 P.M.

MEMBERS PRESENT

William Ferrell
Ken Grosswiller
Guy Guidone
John Phillippi
John Campbell, Chairman
E. Thomas Ault, City Manager

MEMBER ABSENT

Cynthia Kerchner, Mayor-Council Member

CITY PERSONNEL PRESENT

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

COMMUNICATIONS

Director Sanborn stated that a new member will be needed at the start of the year. She requested that the members submit the names of any interested residents.

MINUTES OF THE OCTOBER 1, 2007 MEETING

MEMBER GUIDONE MOVED, MEMBER GROSSWILLER SECONDED, and the Motion carried to approve the Minutes of the October 1, 2007 meeting as presented. The vote: All yea.

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

NEW BUSINESS

**PC 07- 29 REQUEST TO ESTABLISH ZONING FOR THE WENGER
ANNEXATION, 3339 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.

EXISTING CONDITION

The subject property is currently a single-family residence

ZONING

Parcel: R-1
 North: I-2
 South: R-1
 East: R-1
 West: I-2

LAND USE

Residential (Township)
 Vacant Land (City)
 Residential (Township)
 Residential (Township)
 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
- Existing land use in Louisville breaks down approximately in the following way:

RESIDENTIAL	66%
COMMERCIAL	4%
OFFICE	1%
INDUSTRIAL	10%

The remaining 19% falls within institutional, recreation and rights-of-way uses

- The future land use section of the *Louisville Community Plan*, completed in 2000, identifies the land as a combination of uses 1) rural residential/low density residential in the northern most section of the property, 2) open space along the creek to the west and 3) convenience commercial in the southern section of the property directly north of the waste water treatment plant to serve the surrounding neighborhood

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 multiple zoning classifications for the area. Although multiple classifications are identified, it is a single parcel at this time and, therefore, must have a single zoning classification.*
- 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 at this time because it is a single parcel. Future zoning classifications can be considered if and when the land is subdivided.*

- A third consideration is, are public services available? *The subject property has sanitary sewer available to the northwest no water main is nearby currently the main on Ravenna Ave. ends north of the annexed property at Liberty (Eagle's Wing subdivision).*

STAFF RECOMMENDATION

Staff finds the zoning from R-1 (Township) to R-1 (City) largely consistent with the *Community Plan*. Staff recommends Planning Commission recommend this be approved and forward to City Council for consideration.

MEMBER GROSSWILLER MOVED, MEMBER GUIDONE SECONDED, and the Motion carried to recommend approval and forward to City Council for consideration. The vote: All yea.

Having no further business the meeting was adjourned at 7:35 P.M.

Respectfully submitted,

Sue Mendenhall
Deputy City Clerk