



**CITY OF TALLMADGE
PLANNING & ZONING COMMISSION
MEETING MINUTES**

April 1, 2021

7:00 p.m.

Virtual Meeting

*As permitted by House Bill 197- extended by HB 404, this meeting was held via videoconference and/or teleconference only and was live-streamed
Per the RC-2 Schedule, meeting recording and communications will remain on file in the Planning and Zoning Department*

I. Call to Order

Chair Patrick Larson called the meeting to order at 7:00 pm.

II. Pledge of Allegiance

III. Roll Call

Commission Members present: Julie Oliver
 Patrick Larson
 Kevin Heilmeier

A motion to excuse Mr. Taylor and Mr. Ryder was made by Mr. Larson and seconded by Mrs. Oliver.

All members present voted in favor. (3-0)

Administration present: Dave Kline, Mayor
 Melody Briand, Assistant Law Director
 Helene Hussing, Planning & Zoning Manager
 Matt Springer, Economic Developer
 Mike Passarelli, Fire Chief
 Ben Stasik, Deputy Fire Chief

IV. Approval of Minutes

A motion to accept the March 4, 2021 minutes as printed was made by Mrs. Oliver and seconded by Mr. Heilmeier.

All members present voted in favor. (3-0)

V. Cases

Items PZ 21-04-01 Minor Modification to Site Plan

Ryan Grass, applicant

St. Mark Lutheran Church, owner

158 North Ave

- For review and approval

Mrs. Hussing gave a short summary of the case.

The representative for the case, Ryan Grass, was sworn in.

Mr. Grass stated that reason for the project is to make the church more accessible. Also, they wanted to relocate the entrance to a more visible side of the building.

Additional questions/comments from the Commission with answers

Q: You've worked with the City Engineer regarding her concerns?

A: We received her comments and offered them to our Civil Engineer along with her contact information.

Public Comment

Mike Passarelli, 176 North Ave, Tallmadge, OH 44278, was sworn in.

Mr. Passarelli stated that he is in favor of this project and that it is greatly needed.

The following motion was made by Mrs. Oliver and seconded by Mr. Heilmeier:

I move to approve the Minor Modification to Site Plan Application: Case #PZ 21-04-01, applicant Ryan Grass and owner St Mark Lutheran Church at 158 North Ave, based upon the application & plans submitted March 18 & 22, 2021 to the Planning & Zoning Department Subject to the following conditions, modifications and/or amendments based on the evidence presented:

- **The applicant will receive approval from the City Engineer for the Parking Plan and Storm Water Plan.**

All members present voted in favor. (3-0)

Item PZ 21-03-02 Conditional Zoning

City of Tallmadge, applicant/owner

735 Eastwood Ave (PN 6000980)

Parcel 6000982

599 S Munroe (PN 6003867)

Parcel 6000495

583 S Munroe Rd (PN 6003866)

571 S Munroe Rd (PN 6004640)

- For review & recommendation

Public Hearing opened at 7:16 pm

Mrs. Hussing, Mayor Kline and Chief Passarelli gave a short summary of the case.

The representatives did not speak.

Additional questions/comments from the Commission with answers

Q: I noticed there is one large area. Is that just for training personal or is that for the public use and is the parking set up for that kind of use?

A: There is a training center, not for public meetings, and the parking meets the site requirement.

Q: Is the retention basin going to impede on the proposed future traffic circle?

A: If a roundabout would go in, the retention pond would either go underground or be picked up in the roundabout somewhere.

Received no requests to speak and no communications from residents.

Public Hearing closed at 8:16 pm

The following motion was made by Mrs. Oliver and seconded by Mr. Heilmeier:

I move for adoption of the following findings, based upon the evidence presented, that the Conditional Zoning Certificate for Non-Residential Development: Government Owned Buildings & Facilities at 735 Eastwood Ave (PN 6000980), Parcel 6000982, 599 S Munroe (PN 6003867), Parcel 6000495, 583 S Munroe Rd (PN 6003866), 571 S Munroe Rd (PN 6004640)

(a) Is harmonious and in accordance with the general objectives of this Code;

(b) Is designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and so that such use shall not change the essential character of the same area;

(c) Is not hazardous or disturbing to neighboring uses;

(d) Is served adequately by essential public facilities and services;

(e) Is not detrimental to the economic welfare of the community;

(f) Does not involve uses, activities, processes, material, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

(g) Does have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding public streets or roads.

(h) Does comply with the City of Tallmadge Thoroughfare Plan. If additional street right-of-way width is required for compliance, the property owner shall dedicate the required land at a time requested by the City at no cost to the property owner.

All members present voted in favor. (3-0)

The following motion was made by Mr. Heilmeier and seconded by Mrs. Oliver:

I move to recommend to Council to adopt the Conditional Zoning Certificate for Non-Residential Development: Government Owned Buildings & Facilities Item PZ 21-03-02, City of Tallmadge, Applicant/Owner for 735 Eastwood Ave (PN 6000980), Parcel 6000982, 599 S Munroe (PN 6003867), Parcel 6000495, 583 S Munroe Rd (PN 6003866), 571 S Munroe Rd (PN 6004640) based on the plans and application submitted to the Planning & Zoning Department on March 1, 19 & 23, 2021 subject to the following conditions, modifications and/or amendments in addition to those set forth in Tallmadge Codified Ordinance Section 1189.05, subsection 105,108, 110 and 113, based on the evidence presented that:

- 1. Modifications for setbacks are granted for**
 - a. A 25' setback modification on the S Munroe Rd line to allow a 25' setback**
 - b. A 22.3' setback modification on the Treat Blvd line to allow a 27.7' setback**
- 2. Approval for the stormwater management plan is granted by the City Engineer**
- 3. Approval is granted by Summit Soil & Water Conservation District**
- 4. Approval is granted by the Planning & Zoning Department for signage installation**
- 5. Approval of a photometric lighting plan by the City Engineer**

All members present voted in favor. (3-0)

VI. Adjournment

A motion to adjourn was made by Mrs. Oliver and seconded by Mr. Heilmeier.

All members present in favor. (3-0)

Meeting adjourned at 7:45 pm

Respectfully submitted,


Kelli Funk, Secretary


Patrick Larson, Chairman