

Planning Commission

Meeting Minutes
June 9, 2020
AMENDED

Call to order @ 6:33 PM by John Clark

Motion from Scott on floor excuse Wes Hawkins, Dave second, all yeas.

Pledge of Allegiance

Attendees: John Clark, Chair, Scott Weaver, Mayor Clark, Dave Sluka

Others: Michele Stuck, solicitor, John Trew, Village Administrator, Maryann Fabian, Administrative Assistant

Citizens: Toomas Tubalkain

Approval of pervious minutes dated 5/12/2020 & 5/26/2020. Motioned by Mayor Clark, second by Dave, all yeas.

Zoning Inspectors report turned in and on file. No report. Mama Lights for sign. John and Terry Harman got a zoning permit from John Trew and a building permit from the county for the addition.

Legislation NONE

New Business

Murals section 450.02 and 502.10 and 11 for review at request of BZA and Edie Benner

Toomas Tubalkain comments in reference to his letter to the Village of Mantua dated May 22, 2020 – main thing that the BZA was to deal with exceptions, and the way this is written every mural will be an exception. If we are doing this to beautify Mantua then we are just taking the \$200 out of pockets of citizens. He recommends putting together a citizen panel and see if the mural fits the community. Then the BZA will not get involved.

Michele talked about her memo, Zoning Regulations regarding Murals, dated 6/4/2020. She said once we start differentiating signs and murals by content, we open the Village up to sign code on constitutionality rights. This becomes a problem for the Village and would make the Village vulnerable to lawsuits. Toomas said he will read it and get back to us.

Mayor Clark has a question – Is there some way we could restructure the price? Is it something we want to consider?

Michele – if applicant is not for profit then the BZA ~~has the ability~~ could be authorized to waive a portion of the fee that it does not incur a cost the Village (for example DMRC). Private property owner would have to pay. Toomas stated that the DMRC paid for everything on this mural. The Mayor when she and Edie were emailing told Edie she would need written permission to put a mural on Schaeffer's wall. Edie stated that she and Jeff owned the wall. Edie never mentioned that it was a DMRC project. Michele state that the fees could be based on our cost. Start with \$200 then refund what we don't use.

John Clark said that the Planning Commission will take a look at the not for profit and determine if we should adjust the fee. They will consider at future meetings and make recommendation.

Landmark Committee request for review of street post signs and quote

Toomas submitted a letter from the Village of Mantua Historic Landmarks Commission. They want to improve the historic street name signage, and are requesting support and guidance from the Planning Commission. John Trew said that our signs do not comply with State regulations. The signs to be green and white, reflective and 7 feet high. The signs we have are concrete, with red painted lettering, and 4 feet high. They are a hazard. Maybe they can apply to ODOT on the state route and make a breakaway-signs that would be safer. John Trew stated it was a great project, but Mantua Historic Landmark Commission would have to go through ODOT. Toomas wants to see if there is an exception for historic signs. Michele said to look on the Village of Mantua website for memo, Replacement of Obelisk Street Signs, dated June 8, 2020. It says that they could put together a case for the State Director of Transportation to grant permission to deviate from the Ohio Manual of Uniform Traffic Control Devices. The Village cannot approve these street

post signs due to the non-compliance to State code, and it is a state code that the Village must follow. The current markers do not comply and we cannot replace them, without permission. Toomas is going to going to research how to approach ODOT for these posts. John said that he will review again. John will let Toomas know what he found out. Toomas left meeting at 6:53 PM.

T. Tubalkain request for review of section 610.02 Site Plan Review

Reduce sets of plans needed for Site Plan Review, that was a big issue. Scott said it was out of our hands, we are locked to do what the book says, for a lot of years no one has had a problem with it. Scott also said we are just enforcing it; we didn't write it. Possibilities could be to send plans electronically to the Planning Commission. Make hard copies for only necessary and the rest electronic. No decision was made. Mayor Clark said the Restoration 44 wants to do phase 2. She told Carrie from R44 to go on the Village of Mantua web site to get application. And the Mayor said she emailed her the sections that apply and told her she needed to send it to John Trew for review. Planning Commission members are to come up with recommendations for 610.2 for the next meeting.

Edie Benner request for review of 450.09 lighted signage

John Clark asked for questions or comments lighting signage email. Lighting cannot be so bright that they are so bright they are hazardous. Mayor Clark said that residents come to her and complain about the UH sign. Residents want the school sign, but not anyone else in the Village to have a lighted sign. Little strip of Main street were Circle K is not historic. There is no historic district in the zoning of Mantua. Dave Sluka talks of Chagrin Falls preserving heritage for decades and Mantua has not. We cannot change what has already been done. We are not Chagrin Falls. Appear to be older and they are beautiful but Mantua has not been doing this for decades. Interrupting peoples sleep no problem down there.

Scott said that we should leave the signage as it is. Be more cautious as we move forward. But the new possible business owners would say "they did it" then what do we do? Scott said that signs and sizes – a lot of signs just got put up, over the past two years. If we go by rules and regulations the directional signs are not visible. Frustration over this matter was felt, and in sarcasm it was stated "Do we restructure all signs in village?" John Clark said that too much light in residential location is not acceptable. We need to find acceptable lumens. We could find this information out from CT Consultants. Max height but that has nothing to do with the square footage. This will be reviewed again.

Old Business

Work on what the fee for rental inspections will be and should the inspector be certified/licensed per council's request. Also work on boarding houses and multifamily homes in RR. Review all applications the Chair Received.

Mayor stated last time she saw Kim Ule she was going to rework it and what constitutes a unit. \$175 single, the 2-unit would be same cost as Ule will come to the next Planning Commission meeting and then we can discuss it. Ule application was the only qualified received.

Maintenance Code section 480.12 – Tabled to wait for Wes Hawkins to be present.

Orchard street widening Bid June 11 at noon. No bids thus far. Any provisions for valve replacement – John Trew said no. John Trew stated that the county was going to come up and vac-truck it out and make sure it is in working order.

Matts Road Bridge – Businesses – Everything from state fund for this is on hold. No money not "raining" hard enough. This is reference to the rainy-day fund.

Scott brought up the complaint that Matt Rosolowski had from a resident about cemetery. Mayor Clark stated that the trimming around the headstones on Memorial Day and once a month July and August. Cemetery board needs to look this, if revisions must be made. Adornments must be removed from back of headstones. The Mayor went up the next day after the complaint and it looked nice.

Zoning/Maintenance issues

4474 W. Prospect, Scot Angle lawn and house. West side of house and grass not cut.

4569 W. High, Holly Poots, garage falling down. Fixed and repaired per John Trew.

*4573 W. Franklin, Wes Hawkins, fence and property. **Property not sold, still a rental.** It was stated that the corner of Franklin and Elm are a mess. Looks like the W. Franklin property made the front door into a window. John Trew will look into this.*

4741 E. Prospect, Lucas Randall 8188 Cooley Rd., Ravenna, OH 44266. Long grass just got mowed and the owner dumped the grass

4934 Canada Rd, Jenny August RR multifamily, needs proof of permits and needs a variance. John Trew has the file and will reread it. He said at this time it looks like it needs a variance. John will take care of this so it is impartial.

Scott motioned to adjourn the meeting, Dave second, all yeas. John Clark adjourned the meeting at 7:35 PM.