

Chairman Ted Souder called the Columbiana City Planning Commission meeting of April 13, 2021, to order at 7:00 p.m. via Zoom due to the coronavirus public health emergency. Planning Commission Secretary Deann L. Davis gave the invocation and Souder led the pledge of allegiance to the flag of the United States of America.

The following members of planning commission answered roll call:

Scott Jones	Tucker Cope, Jr.
Ted Souder	Rick Noel
Bryce Miner	

City Manager Lance Willard, Assistant Building and Zoning Inspector August Cerrone, and Municipal Attorney Mark Hutson were present.

Each member of the commission had a copy of the minutes of the planning commission meeting of March 9, 2021. The minutes stand as presented.

There was no old business.

There were eight items on the agenda under new business.

Item #1 under new business was a public hearing scheduled for 7:15 p.m.

Item #2 under new business was site plan review for William Niemi for the manufacture of gun parts at 1370 Kauffman Avenue. William Niemi was present and stated he will manufacture sites for firearms and perform machine engraving to customize firearms. Niemi stated he applied for a federal license and he will not proceed with his plans if he does not receive the license.

Cope moved to approve the site plan for William Niemi for the manufacture of gun parts at 1370 Kauffman Avenue. Jones seconded the motion and on roll call: Souder, yea; Jones, yea; Miner, yea; Cope, yea; and Noel, yea. (Motion Passed.)

Item #3 under new business was a re-plat for Jeremy Mackall of Firestone Homestead LLC to re-plat lot 1 to create lot 4. Jeremy Mackall was present and stated Salem Regional Medical Center will purchase lot 4.

Noel moved to approve the re-plat for Jeremy Mackall of Firestone Homestead LLC to re-plat lot 1 to create lot 4. Miner seconded the motion and on roll call: Jones, yea; Miner, yea; Cope, yea; Noel, yea; and Souder, yea. (Motion Passed.)

Item #4 under new business was a re-plat/lot split for Megan Swegan to split property at 453 West Southern Avenue. Megan Swegan and Harry Hofmeister were present. Hofmeister stated Swegan will build a house on the property.

Jones moved to approve the re-plat/lot split for Megan Swegan to split property at 453 West Southern Avenue. Miner seconded the motion and on roll call: Miner, yea; Cope, yea; Noel, yea; Souder, yea; and Jones, yea. (Motion Passed.)

Souder opened a public hearing at 7:15 p.m. regarding a car and truck repair business at 11 East Salem Street. Ken Sheely was present and stated 95% of his business will be truck repair by appointment only and the trucks will not sit on the lot. He stated 5% of his business will be car repair.

Souder closed the public hearing at 7:16 p.m.

Souder moved to approve the conditional use permit for a car and truck repair business at 11 East Salem Street, noting the conditional use must be reviewed in one year. Jones seconded the motion and on roll call: Cope, abstain; Noel, yea; Souder, yea; Jones, yea; and Miner, yea. (Motion Passed.)

Item #5 under new business was a site plan review for Nick DeMaiolo of Milo Land Company to construct two buildings on lot 4 at Idabelle Circle and State Route 7. Nick DeMaiolo, architect David Harris, and engineer Jon Vollnogle were present. DeMaiolo stated there will be a 6,500 square foot retail plaza and a 9,000 square foot building for office and restaurant space. He stated the ingress/egress will be from Town Center.

Cope moved to approve the site plan for Nick DeMaiolo of Milo Land Company to construct two buildings on lot 4 at Idabelle Circle and State Route 7. Souder seconded the motion and on roll call: Noel, yea; Souder, yea; Jones, yea; Miner, yea; and Cope, yea. (Motion Passed.)

Item #6 under new business was a site plan review for Lisa Lorelli for a restaurant at 105 ½ St. Andrews Drive. Lisa Lorelli and Michael Ferranti were present. Lorelli stated Riser Tavern will be a restaurant and sports bar.

Cope moved to approve the site plan for Lisa Lorelli for a restaurant at 105 ½ St. Andrews Drive. Jones seconded the motion and on roll call: Souder, yea; Jones, yea; Miner, yea; Cope, yea; and Noel, yea. (Motion Passed.)

Item #7 under new business was a preliminary site plan review for Ray Boyd for various use buildings at State Route 14 and Springfield Road. Ray Boyd, Thomas Bogo, and Todd Springer were present.

Boyd stated the plans include mini offices and warehouse units, climate-controlled drive-up self-storage units, and recreational vehicle storage units. Boyd stated the property is adjacent to residential property and would require setbacks.

Cope stated the property is low and asked about plans for the elevation. Boyd stated the property could be graded and an engineer would plan a retention pond. Boyd stated the plans would use 3.5 of the 6.5 acres.

Boyd stated the trees would remain on the property as a buffer.

Discussion followed with Hutson on whether the project would fit in C-4 or I-2.

Mark Edwards of the Meadows Condominiums on Springfield Road asked about the entrance to the property. Boyd stated the entrance would be from Springfield Road.

Carrie Rayl of the Meadows Condominiums on Springfield Road asked about the hours of operation. Boyd stated the hours of operation could be restricted due to the proximity to residential property.

Boyd stated the items stored would all be inside fully enclosed garages. He stated there would be 14 units for recreational vehicles and 202 units for personal belongings.

Boyd stated the plans have a 70 foot setback. Cope stated I-2 would require a 100 foot setback.

Souder stated the plans would need to prevent light intrusion.

Noel moved to table the site plan for Ray Boyd for various use buildings at State Route 14 and Springfield Road. Cope seconded the motion and on roll call: Jones, yea; Miner, yea; Cope, yea; Noel, yea; and Souder, yea. (Motion Passed.)

Item #8 under new business was a zone code amendment recommendation to amend the building height in all C-4 zones from 25 feet to 75 feet. Willard stated the building height in C-4 should be the same as the building height in C-1, C2, and C-3. Hutson reviewed the process to amend the code.

Souder moved to recommend that council amend the building height in C-4 to 75 feet. Jones seconded the motion.

Miner noted the existing height in the code for C-1 and C-2 is 45 feet according to American Legal. Hutson stated the city should look at all of the codes for consistency.

Souder amended his motion to recommend examining and amending C-1, C-2, C-3 and C-4 to a building height of 75 feet in all the code sections. Jones seconded the amended motion and on roll call: Miner, yea; Cope, yea; Noel, yea; Souder, yea; and Jones, yea. (Motion Passed.)

Miner moved to adjourn the planning commission meeting of April 13, 2021, at 8:15 p.m., and all members of the commission agreed.

  
Ted Souder, Chairperson

  
Deann L. Davis, Secretary