

Chairman Ted Souder called the Columbiana City Planning Commission meeting of February 9, 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 January 12, 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 site plan review for Liam Bentley Abrigg for a photography and videography studio at 139 Town Center Avenue. Liam Abrigg was present and stated he will provide photography and videography services.

Cope moved to approve the site plan for Liam Bentley Abrigg for a photography and videography studio at 139 Town Center Avenue. Noel seconded the motion and on roll call: Souder, yea; Jones, yea; Miner, yea; Cope, yea; and Noel, yea. (Motion Passed.)

Item #2 under new business was site plan review for Salem Regional Medical Center for a medical office building at 400 Town Center Avenue. No one was present.

Item #3 on the agenda was a preliminary site plan review for Jon Oliver to change the zoning to build single family homes on East Park Avenue. Jon Oliver was present and stated he plans to build six single family homes on six lots. Oliver stated there would be a sidewalk across the front of the lots.

Noel noted the property is zoned C-4. Souder noted the adjacent properties are zoned commercial and the property abuts residential property in the back.

Miner asked about the existing home with a gravel driveway. Oliver stated the home has access from Springfield Road and the frontage would become one of the building lots.

Jones moved to recommend that council rezone the property to R-1. Cope seconded the motion. Souder noted the property would abut an R-1 zone.

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 for the City of Columbiana to purchase a portion of the adjoining property at the electric garage at 1331 Wardingley Avenue. Lance Willard stated the city would acquire a small parcel to allow for better access to the property.

Cope moved to approve the re-plat for the City of Columbiana to purchase a portion of the adjoining property at the electric garage at 1331 Wardingley Avenue. Jones seconded the motion and on roll call: Miner, yea; Cope, yea; Noel, yea; Souder, yea; and Jones, yea. (Motion Passed.)

Item #5 under new business was a site plan review for the Columbiana Area Chamber of Commerce for an office at 11 North Main Street. Erich Offenburg was present and stated the chamber will relocate to the theater building along with the tourism bureau, Meals on Wheels, and the Ruritan Club. He stated the office will serve as a visitor center with souvenir sales and public restrooms. Offenburg stated the employees will park behind the theater.

Noel moved to approve the site plan for the Columbiana Area Chamber of Commerce for an office at 11 North Main Street. Jones seconded the motion and on roll call: Cope, yea; Noel, yea; Souder, yea; Jones, yea; and Miner, yea. (Motion Passed.)

Item #6 under new business was a site plan review for Ken Sheely for a truck repair business at 11 East Salem Street. Ken Sheely was present and stated he will provide repair service for class 8 trucks.

Noel noted the property is zoned C-2 and would require a conditional use permit. Miner asked if vehicles would sit outside. Sheely stated repairs would be done by appointment only and most of the vehicles would be inside the building. Noel questioned whether the use fit at that location, which is a main route into the town. Sheely stated class 8 vehicles do not sit at a shop for any length of time.

Cope stated the lease would be for ten months, then would need to be reviewed and renewed to continue after the ten months.

Willard reviewed the conditional use process and stated a conditional use would need to be renewed every 1-3 years.

Souder moved to proceed with the conditional use process for Ken Sheely for a truck repair business at 11 East Salem Street. Jones seconded the motion and on roll call: Noel, yea; Souder, yea; Jones, yea; Miner, yea; and Cope, abstain. (Motion Passed.)

Item #7 under new business was a site plan review for Alisha Schwartz for a cosmetic studio at 929 East Park Avenue. Zak Gaydos was present and stated his wife would like to open a studio to perform permanent makeup tattoo services such as scar coverup and scalp pigmentation. He stated his wife is currently working on acquiring the required license to perform those services.

Cope moved to approve the site plan for Alisha Schwartz for a cosmetic studio at 929 East Park Avenue. Miner seconded the motion and on roll call: Souder, yea; Jones, yea; Miner, yea; Cope, yea; and Noel, yea. (Motion Passed.)

Commission members returned to item #2 on the agenda.

Item #2 under new business was a site plan review for Salem Regional Medical Center for a medical office building at 400 Town Center Avenue. Jerry Wheeler was present and stated Salem Regional Medical Center will construct a new building adjacent to Town Center for medical offices with outpatient services and imaging.

Cope moved to approve the site plan for Salem Regional Medical Center for a medical office building at 400 Town Center Avenue. Jones 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 proposed zoning code amendment to proceed with Resolution 21-R-563 to amend Section 1270.02 (b) of the codified ordinances of the City of Columbiana, Ohio to include professional offices in R-1 zoned areas.

Hutson stated city council certified the resolution and returned it to the planning commission to make change if they feel changes are necessary and then return the resolution to city council.

Willard read the resolution and stated city council will set a public hearing at the next council meeting.

Cope moved to proceed with Resolution 21-R-563 to amend Section 1270.02 (b) of the codified ordinances of the City of Columbiana, Ohio to include professional offices in R-1 zoned areas. Noel seconded the motion and on roll call: Miner, yea; Cope, yea; Noel, yea; Souder, yea; and Jones, yea. (Motion Passed.)

Cope asked the commission to revisit the size limit on residential garages.

Jones moved to adjourn the planning commission meeting of February 9, 2021, at 8:10 p.m., and all members of the commission agreed.

Ted Souder, Chairperson



Deann L. Davis, Secretary