

Mayor Rick Noel called the Columbiana City Planning Commission meeting of January 12, 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 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 October 13, 2020. The minutes stand as presented.

There was no old business.

Noel welcomed new member Bryce Miner.

Noel moved to appoint Souder as chairperson. Liston seconded the motion and on roll call: Souder, abstain; Jones, yea; Miner, yea; Cope, yea; and Noel, yea. (Motion Passed.)

There were eight items on the agenda under new business.

Item #1 under new business was a site plan review for Thomas Dorn of Regal Jewelers at 246 East Park Avenue for gun and ammunition sales. Thomas Dorn was present and stated he will apply for a federal license to auction firearms.

Cope moved to approve the site plan for Thomas Dorn of Regal Jewelers at 246 East Park Avenue for gun and ammunition sales. Jones seconded the motion and on roll call: Jones, yea; Miner, yea; Cope, yea; Noel, yea; and Souder, yea. (Motion Passed.)

Item #2 under new business was site plan review for Karla Lengel for a boutique and gift store at 8 South Main Street. Karla Lengel was present and stated she is relocating her business.

Cope moved to approve the site plan for Karla Lengel for a boutique and gift store at 8 South Main Street. Jones seconded the motion and on roll call: Miner, yea; Cope, yea; Noel, yea; Souder, yea; and Jones, yea. (Motion Passed.)

Item #3 on the agenda was a site plan review for Flynn Auto Group for an auto body repair shop at 43399 County Line Road. Jeff Stoy and Sam Flynn were present. Stoy stated Flynn needs a larger body shop. Cope asked if there would be screening on the fence; Stoy answered yes. Stoy asked the maximum height allowed for a fence; Willard answered six feet.

Willard stated Stoy should contact Cerrone regarding signs.

Willard stated there are plans to extend the sewer from Jamestown Trace. Stoy stated they could use portable toilets until the sewer is extended. Stoy stated they will not proceed with the project without the extension of the sewer. Willard stated portable toilets would only be permitted on a temporary basis.

Cope moved to approve the site plan for Flynn Auto Group for an auto body repair shop at 43399 County Line Road, subject to the extension of the sewer. Noel seconded the motion and on roll call: Cope, yea; Noel, yea; Souder, yea; Jones, yea; and Miner, abstain. (Motion Passed.)

Item #4 under new business was a site plan review for Kaitlynn and Javier Ibarra for a restaurant at 121 Town Center Avenue. Kaitlynn Ibarra was present and stated they will relocate El Paso Mexican Restaurant and transfer the liquor license to the new location. She stated they are leaving the El Paso franchise to allow for a more authentic menu.

Cope moved to approve the site plan for Kaitlynn and Javier Ibarra for a restaurant at 121 Town Center Avenue. Jones seconded the motion and on roll call: Noel, yea; Souder, yea; Jones, yea; Miner, yea; and Cope, yea. (Motion Passed.)

Item #5 under new business was a site plan review for Ralph Binder for a used automobile dealership at 144 North Main Street. Ralph Binder was present and stated the property is zoned C2, but he would need C4 zoning for an automobile dealership. It was noted the contiguous property is C2. Discussion followed on the possibility of a conditional use.

Binder stated he may also sell equipment at the location. Cope noted the code permits automobile sales.

Noel stated a conditional use permit would require notification to contiguous property owners and a public hearing.

Binder stated he may use the site for a hair salon instead of an automobile dealership.

Item #6 under new business was a re-plat for Robert Struharik of APL Properties, LLC at the Backbay at Arrowhead. Struharik was present and stated he wants to re-plat lot 29 into lots 29, 42, 43, 44, 45, and 46.

Cope moved to approve the re-plat for Robert Struharik of APL Properties, LLC at the Backbay at Arrowhead. 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 re-plat for Robert Struharik of Lakefront Preserve at Old Saybrook. Struharik was present to represent Earl Corey. Struharik stated he plans to purchase the property and he wants to re-plat lot 1 into lots 1, 48, 49, 50, 51, and 52. Willard stated Howells and Baird is reviewing the storm water plans.

Cope moved to approve the re-plat for Robert Struharik of Lakefront Preserve at Old Saybrook. Noel seconded the motion and on roll call: Jones, abstain; Miner, yea; Cope, yea; Noel, yea; and Souder, yea. (Motion Passed.)

Item #8 under new business discussion of adding professional office space to conditional use in the zoning code.

Hutson stated the city could add conditional use to R1 to allow for general office space. Souder noted adding conditional use to R1 would put conditional use in every R1 zone. Cope noted R1 use is only for the unit dweller.

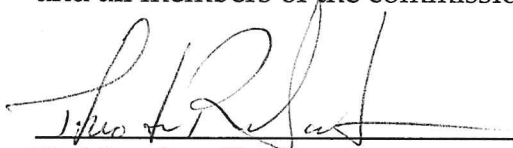
Cope moved to add office space to the code. Souder stated conditional use is only for the current tenant. The motion died for lack of a second.

Miner moved to recommend to council to add offices to conditional use in R1. Jones seconded the motion.

Hutson stated the recommendation would cover every R1 district. He stated the business and the use must fit the code.

On roll call: Miner, yea; Cope, yea; Noel, yea; Souder, yea; and Jones, yea. (Motion Passed.)

Jones moved to adjourn the planning commission meeting of January 12, 2021, at 8:38 p.m., and all members of the commission agreed.

A handwritten signature in black ink, appearing to read "Ted Souder", written over a horizontal line.

Ted Souder, Chairperson

A handwritten signature in blue ink, appearing to read "Deann L. Davis", written over a horizontal line.

Deann L. Davis, Secretary