

Mayor Bryan Blakeman called the Columbiana City Planning Commission meeting of March 10, 2020, to order at 7:00 p.m. in council chambers at city hall, 28 West Friend Street, Columbiana, OH 44408. Planning Commission Secretary Deann L. Davis gave the invocation and Blakeman 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
Ted Souder

Bryan Blakeman
Tucker Cope, Jr.

City Manager Lance Willard, Municipal Attorney Mark Hutson, and Assistant Building and Zoning Inspector August Cerrone were present. Commission member Donna Bekar was absent.

Each member of the commission had a copy of the minutes of the planning commission meeting of February 11, 2020. The minutes stand as presented.

There was no old business.

There were six items on the agenda under new business.

Item #1 under new business was an executive session.

Souder moved to go into executive session for discussion of pending litigation in accordance with ORC Section 121.22(G)(3.) Jones seconded the motion and on roll call: Jones, yea; Souder, yea; Cope, yea; and Blakeman, yea. (Motion Passed.)

Planning commission went into executive session at 7:03 P.M.

Souder moved to come out of executive session at 7:14 P.M. Cope seconded the motion and on roll call: Souder, yea; Cope, yea; Blakeman, yea; and Jones, yea. (Motion Passed.)

Item #2 under new business was a public hearing on Hippley Gardens.

Jones moved to open the public hearing at 7:15 p.m. Souder seconded the motion and on roll call: Cope, yea; Blakeman, yea; Jones, yea; and Souder, yea. (Motion Passed.)

Blakeman stated planning commission has 90 days to make a decision on the conditional zoning certificate.

Vanessa Gazzaniga of 315 Kingwood Drive stated her daughter plays in the gardens and she has no problem with the gardens.

Shawn Chernushin of 42044 Balmoral stated he loves the gardens, but there is a lot of traffic on his street and no area for traffic to turn around.

Chris McKee of 122 Stanton Avenue expressed safety concerns about the increase in traffic, people walking through yards, and people looking in windows. She stated Hippely built a

building against her property line and installed an electric box on her fence. She presented photos of the property line and electric box.

Keith Chamberlin of 107 Stanton Avenue asked the commission to inform the audience of the meaning of quasi-public. He stated visitors increased after the gardens were publicized and people have turned around in his driveway.

Hutson read the definition of quasi-public from section 1260.35 of the code. He stated Hippley would need a conditional zoning certificate, which would be subject to review every one to three years.

Amy Jackson of 405 Parkview Drive stated she enjoys the gardens, which she believes were intended for basketball games, and she does not want the gardens to disappear.

Steve DuBois of 521 Old North Street stated traffic has been blocked at the gardens and he questioned if the proposed 18 parking spaces would be enough.

John Heintzelman of 104 Manor Drive stated he is not in favor of conditional use for public or quasi-public in a residential neighborhood. He stated there have been noise, trespassing, and traffic issues. He noted Stanton Drive has one way in and one way out with 22' streets and no curbs or sidewalks. He expressed concerns about emergency vehicle access.

Mary Lou Drotleff of 134 Stanton Avenue stated she does not want a parking lot in a residential area. She stated she can hear the piano and train whistle at all times of the day.

Susan Drotleff suggested making the area private for local residents.

Patricia Spiker of 115 Stanton Avenue stated the problems started after the gardens were advertised on social media.

Tod Mazie of 206 Manor Drive stated Hippley takes care of the property and is generous in providing a place for children to play. He suggested allowing parking on only one side of the street.

Quenton Cross of 309 Kingwood Drive stated he and his friends use the garden and it is a great place to play basketball.

Jim Quinlan of 94 Manor Drive expressed traffic concerns and suggested contacting the church or the school for parking.

Andrew Beech of 145 Manor Drive questioned why he did not receive a notice of the hearing. Beech stated he requested copies of Hippley's application and questioned why a map was not included with the copies he received. Hutson stated the map was not in the city's possession.

Beech presented a memorandum opposing the conditional zoning certificate. He expressed concerns about trespassers, noise, and litter. He stated he does not believe the plans meet

the requirements. He read from section 1292.11 of the code and stated he does not believe the parking lot should be permitted.

Clifford Herbkersman of 136 Stanton Avenue asked where the water would flow in the proposed parking lot.

Dave Perkins of 123 Stanton Avenue stated he believes the proposed parking lot would increase traffic and he prefers the park remain private.

Craig Stratton of 126 Manor Drive presented photographs of rain water. Cope asked for the date of the rain water in the photos. Stratton stated he has no problem with a private park.

Don Corban of 110 Manor Drive stated he is not against private gardens, but he expressed concerns about trespassers and traffic after the gardens were made public.

John Hippley of 547 North Main Street stated he will move the electric box on the McKee property. He stated he can put a timer on the piano. He stated he could tear down houses and increase the size of the parking lot or he could keep the gardens private and not build the parking lot. He stated he was trying to help the neighbors by building a parking lot to give visitors off-street parking.

Cope moved to close the public hearing at 8:45 p.m. Souder seconded the motion and on roll call: Blakeman, yea; Jones, yea; Souder, yea; and Cope, yea. (Motion Passed.)

Item #3 under new business was a site plan review for Mary Ann Rosile-Flesse for a candy business at 24 West Salem Street. Mary Ann Rosile-Flesse was present and stated the business hours will be Tuesday-Friday 10:00-4:00 and Saturday 10:00-2:00.

Cope moved to approve the site plan for Mary Ann Rosile-Flesse for a candy business at 24 West Salem Street. Jones seconded the motion and on roll call: Jones, yea; Souder, yea; Cope, yea; and Blakeman, yea. (Motion Passed.)

Item #4 under new business was a site plan review for Yost Insurance Agency for an office building at 125 Carriage Drive at Firestone Farms. Dave Yost was present and stated he purchased the lot to construct a 4,000 square foot building. He stated the ingress/egress is from Deal Drive.

Cope moved to approve the site plan for Yost Insurance Agency for an office building at 125 Carriage Drive at Firestone Farms. Souder seconded the motion and on roll call: Souder, yea; Cope, yea; Blakeman, yea; and Jones, yea. (Motion Passed.)

Item #5 under new business was a site plan review for Rance Industries for a parking lot expansion at 1361 Heck Road. Brad Rance was present and stated he purchased property to create storage area for vehicles. Blakeman asked about water runoff; Rance stated there are no current water runoff issues.


Souder moved to approve the site plan for Rance Industries for a parking lot expansion at 1361 Heck Road. Jones seconded the motion and on roll call: Cope, yea; Blakeman, yea; Jones, yea; and Souder, yea. (Motion Passed.)

Item #6 under new business was a re-plat for Master Plan Builders to re-plat lots 37 and 2 in Old Saybrook. Robert Struharik was present and stated he wants to re-plat lot 37 to create lots 41, 42, and 43; and to re-plat lot 2 with ingress/egress through the condominium association.

Jones moved to approve the re-plat for Master Plan Builders to re-plat lots 37 and 2 in Old Saybrook. Souder seconded the motion and on roll call: Blakeman, yea; Jones, yea; Souder, yea; and Cope, yea. (Motion Passed.)

Souder moved to adjourn the planning commission meeting of March 10, 2020, at 9:07 p.m., and all members of the commission agreed.


Bryan Blakeman, Mayor


Deann L. Davis, Secretary