

PLANNING COMMISSION MEETING

September 13, 2012

The Planning Commission convened in Courtroom No. 1 at Painesville City Hall for their regularly scheduled meeting. Chairman Fitzgerald called the meeting to order at 7:30 PM. He asked the secretary to call the roll. Members in attendance were, Mr. Mark Wainwright, Ms. Carol Fleck, Mr. David Komjati, Ms. Christine Shoop, and Chairman Thomas Fitzgerald. Also present were, City Manager Rita McMahon, Assistant City Manager/Community Development Director Douglas Lewis, City Planner Russ Schaedlich, Assistant Law Director James Lyons, and Secretary Lynn White.

Chairman Fitzgerald welcomed the two new members; Ms. Carol Fleck and Mr. Mark Wainwright.

MINUTES:

Chairman Fitzgerald asked for additions or corrections for the Planning Commission Meeting of August 9, 2012. There being no comments, Chairman Fitzgerald asked for a motion. Motion by Ms. Shoop, seconded by Mr. Wainwright to approve the minutes for the Planning Commission Meeting of August 9, 2012 as written. On roll call, Ms. Fleck, Mr. Komjati, Ms. Shoop, Mr. Wainwright, and Chairman Fitzgerald answered "aye". Motion carried.

Chairman Fitzgerald indicated a motion was needed to remove the tabled business from the table. Motion by Mr. Komjati, seconded by Ms. Fleck to remove the Preliminary Plat for Heisley Park Subdivision Phase XIII from the table. On roll call, Mr. Komjati, Ms. Shoop, Mr. Wainwright, Ms. Fleck, and Chairman Fitzgerald answered "aye". Motion carried.

TABLED BUSINESS: (Public Hearing Items)

Preliminary Plat: Heisley Park Subdivision – Phase XIII – consisting of 28 sublots.

Mr. Schaedlich indicated the Preliminary Plat for Heisley Park Subdivision, Phase XIII has been resubmitted with some minor modifications. The modifications are a result of the City Administration meeting with Mr. Michael Mortell, of Mortell & Associates, the Developer, and his Engineer. City Manager McMahon informed Mr. Mortell that the City would not accept the 5-acre parcel indicated as parkland in the original Preliminary Plat submission. The reason for the City's refusal was the fact approximately 40% of the parcel either was designated wetlands or located within the one hundred-year flood plain thereby making it unsuitable for active recreation. This would include ball diamonds and/or soccer fields.

As a result, the Developer decided to move and also consolidate the storm drainage ponds into a larger single pond on this 5-acre parcel, and eliminate the two storm drainage pond areas indicated on the original Preliminary Plat submission (next to sublots 254 and 316). This allows for the placement of additional sublots so that Heisley Park Subdivision, Phase XIII now comprises thirty (30) sublots instead of the twenty-eight (28) sublots originally proposed. Also as a result of the meeting, the Developer has also provided a letter stating that he agrees to cooperate with the City to provide park land suitable to the City's needs. Mr. Schaedlich indicated the Administration recommends approval of the plat.

Chairman Fitzgerald asked if there were any questions from the Commission. Mr. Komjati asked for feedback on the letter received from Mr. Sternot. Mr. Schaedlich stated that the ingress/egress is an ongoing concern that Mr. Sternot brings up in his letter. The City has provided a copy of the traffic impact study done for this area by Burgess and Niple.

Mr. Lewis stated the traffic study outlines the criteria for the level of service. The need for a light is evaluated and it has been determined the current traffic volume is acceptable. He explained that the level of service does not fail until the year 2022. This information can be found on page 6. Mr. Lewis continued to explain in detail the study with and without the bridge. As lots are approved for the development and the increase is seen in the traffic the recommendation is to redo the traffic counts.

Ms. Shoop asked if the study took into consideration that the homes in the development have children that will one day soon become drivers and additional cars and traffic will be occurring within the subdivision. Ms. McMahon explained that the model used by the International Transportation Engineers considers those. The traffic numbers are derived from a number of variables like the number of bedrooms, bathrooms, square footage, for the typical home style in the development. Also considered is the housing type, whether or not it is a senior housing development or a traditional family subdivision. The study does indicate that in 2017 an additional study should be done since growth will be increasing.

Chairman Fitzgerald inquired about the open space and if it was to be used as a park. Mr. Schaedlich replied that the open space shown is part of the homeowners association. The areas have conservation easements and will be kept as green space. Ms. McMahon stated that the City has an agreement with the developer for them to provide separate property to be used as a dedicated park for the development. Chairman Fitzgerald asked if there was any land left that was not wetlands. Ms. McMahon indicated there was acceptable land available for use as a park. Mr. Schaedlich discussed the overall site plan with the Commission explaining the various phases proposed for the future.

Ms. Shoop inquired about the letter received from the developer. The developer indicates the park will be added to the development. What happens if the park is not put in place? It was explained that no future phases would be approved. There was discussion regarding the areas dedicated for wetlands and their location. The Commission also discussed how the area has been addressed in relation to the water issues and how the water is being handled.

Chairman Fitzgerald asked if there were any other comments or questions. There being none he asked for a motion on this item. Motion by Ms. Shoop, seconded by Mr. Komjati to approve the revised Preliminary Plat for Heisley Park Subdivision Phase XIII consisting of 30 sublots as submitted. There being no further discussion the Chairman asked for a roll call. On roll call, Ms. Shoop, Mr. Wainwright, Ms. Fleck, Mr. Komjati, and Chairman Fitzgerald answered "aye". Motion carried.

NEW BUSINESS:

There was no New Business to come before the Commission.

ADMINISTRATIVE REPORT:

There was no Administrative Report given to the Commission.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE PLANNING COMMISSION:

There were no Other Matters to come before the Commission.

ADJOURNMENT:

There being no further business, Chairman Fitzgerald adjourned the meeting.

Lynn M. White, Secretary

Thomas Fitzgerald, Chairman