

ZONING COMMISSION
November 9, 2023 - 6:00 p.m.
Work Session

Approved: RJB 12/8/23

- I. Mr. Chairman called the meeting to order and roll call was taken.

Members present: Chairman Richard Bradner, Emily Hete, Kyle Craven, Legal Counsel Bob Konstand and Planning Director/Zoning Inspector Bill Funk. Zoning Assistant Nanci Noonan, Marshal Pitchford, Maryellen Burnham, Joy Kosiewicz and Scott Meyer were excused.

- A. Pledge of Allegiance
- B. Approval of 9/14/2023 Work Session minutes: Motion to approve by Mrs. Hete; seconded by Mr. Craven. All in favor; motion carried.
- C. Mr. Funk presented the Zoning Report for September and October.
- D. New Business: Rezoning Case ZC-23-02 – A.J. Petitti applying for a zoning map amendment for the property at 395 Springside Drive. Petitti Garden Center is requesting a rezone from B-3 Office, Research and Limited Business District to a B-2 Community Business District. Mr. Petitti presented a preliminary site plan for what they are proposing. He pointed out the construction site, entrance and parking lot. He explained that inside the building they would be selling patio furniture, lifestyle, boutique clothing and jewelry, and outdoor living. Mr. Petitti pointed out a big canopy across the driveway that would be torn down and, hopefully, they will can repurpose the big beams to stay consistent with what is inside the building. Outside, you will come across perennials, annuals, trees and shrubs. The service, loading, unloading and green house areas were identified on his site plan. Mr. Petitti stated they are still working with the engineers and architects to figure out the best use of the property according to the survey that was conducted.

Discussion by the Commission ensued and Mrs. Hete inquired what the current square footage and green space was. Mr. Petitti stated that it is about 30,000 ft.² inside. Mr. Funk estimated the green space to be at about 30% and shared that 50% is the requirement. It was shared that bioswales or underground storage might be used for the storm water. Mr. Petitti explained plans for the roof, the exterior, the landscaping and the new entrance on Cleveland-Massillon Road. It was noted that Summit County has given them the okay for the new curb cut. Mr. Bradner stated, in referencing the Comp Plan, that this property is deemed for commercial and office use so it fits with this proposal.

Mr. Funk presented the re-zoning process. When this Board accepts the application, the application is also forwarded to Summit County Planning Commission; which Mr. Funk has already done in hopes to get on their November agenda. Unfortunately, November was bumped due to Thanksgiving so it will be on their December 21st meeting. What we will do is have the public hearing on December 14 and table it, and then reconvene the public hearing once we get recommendation from Summit County Planning Commission. Mr. Funk provided an outline with the timeline for the dates for and the steps for the process. He stated that the application has been reviewed, is complete and the fee has been submitted. Mr. Craven commented that he thinks it's a great addition and likes that they are going to be reusing the building instead of tearing it down.

Mr. Funk shared that there were a few people from Zoning Commission, who were unable to attend the original site visit, that commented that they would like to visit the site in the meantime. He will work with A. J. for a time to get those individuals out to the site. Mr. Chairman noted that this would be a premier Bath redevelopment along Springside Drive.

Motion to accept the rezoning application by Mr. Craven; seconded by Mrs. Hete. All in favor; motion carried. Bill will check with all members regarding availability on 12/14/23 to make sure there is a complete Board. Then, hopefully we can reconvene at the regularly scheduled meeting of January 11, 2024.

- E. Unfinished Business: Comprehensive Plan update – Mr. Funk shared that we are working on the RFQ process. We interviewed three companies and hope to have new updates shortly.
- F. Miscellaneous: The InfoCision building at 250 Springside Drive was purchased at auction by World Harvest Church and will be used as a church.

II. Mr. Chairman adjourned the meeting.

Next meeting will be a Public Hearing, on Thursday, December 14, 2023 at 6:00 P.M., pending member availability.