

**RECORD OF PROCEEDINGS**

Held AUGUST 24, 2010 20

The Special Meeting of the Saybrook Township Board of Trustees which will include a Public Hearing regarding the rezoning application from property owners, AJB Carlson, LLC/James B. Carlson and Kathryn Rose, Inc. was called to order at 6:30 P.M. by Chairperson Robert Brobst; with Trustees Norman Jepson and Jane Hawn-Jackson, Fiscal Officer Marc D. Pope, Zoning Inspector Robert Vaughn and members of the public: Gib Ingwer of 3127 North Ridge West, Cindy Stevens-Ingwer of 3127 North Ridge West, Kathy Brewer of 5421 Carlson Lane, Jim Carlson of 7241 Depot Road, Nikki Carlson of 7241 Depot Road, and Albert Notarianni of 3343 Brown Road were in attendance at the Saybrook Township Administrative Offices, 7247 Center Road, Saybrook Township, Ohio 44004.

The following minutes reflect action taken by this Board. The recording of this meeting is on file at the Administrative Office. More detailed information can be obtained by listening to it at the Saybrook Township Administrative Office (file #37/38) or, upon request, it can be copied onto a CD at the current cost of the CD.

Chairperson Robert Brobst led the assembly in the Pledge of Allegiance to the Flag.

Fiscal Officer Marc Pope stated that the meeting was being recorded for record purposes only, if anyone else is recording, please so state for the record. No one stated they were recording.

#1 Norman Jepson moved resolution, seconded by Jane Hawn-Jackson to open the Public Hearing portion of the Special Meeting.

Roll Call Voting:	Jane Hawn-Jackson	Yes
	Norman Jepson	Yes
	Robert Brobst	Yes

Chairperson Brobst stated that this Public Hearing is for the purpose of gathering input, oral or written, for or against the proposed re-zoning requested by AJB Carlson, LLC/James B. Carlson and Kathryn Rose, Inc., Permanent Parcel Nos. 48-011-00-029-00, 48-011-00-029-01 (3111 North Ridge (USR 20) Road) and 48-011-00-008-00 (part) (3116 North Bend Road), from C-1 (Commercial Business) District to R-4 Residential (Multi-Family) District.

Chairperson Brobst stated that the requirements of the Ohio Revised Code 519.12 have been met for this Hearing.

Trustee Jepson read the application's request which stated:

Please rezone the 1.75 acres of the Southern portion of my property located at 3116 North Bend Road from C-1 Commercial to R-4 Multi-Family to accommodate the NRP project. Kathryn Rose Party Center, 3116 North Bend Road, a copy of which can be found in the Addendum.

Trustee Hawn-Jackson read the legal notice which was run on August 6, 2010 which stated:

The Saybrook Township Board of Trustees will hold a special meeting which will include conducting a Public Hearing at the Saybrook Township Administrative Office, 7247 Center Road, Ashtabula, OH 44004 on Tuesday, August 24, 2010 at 6:30 PM. The purpose of the public hearing is to consider a rezoning application from property owners, AJB Carlson, LLC/James B. Carlson and Kathryn Rose, Inc. The application proposes to amend the zoning resolution by rezoning Permanent Parcel Nos. 48-011-00-029-00, 48,011-00-029-01 (3111 North Ridge (US 20) Road) and 48-011-00-008-00 (part) (3116 North Bend Road), from the C-1 (Commercial Business) District to the R-4 (Residential Multi-Family) District. The above

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rezoning application will be available for examination from 8:30 AM to 4:00 PM Monday through Friday, at the Saybrook Township Administrative Office beginning August 7, 2010. Honorable Robert Brobst, Chair Saybrook Township Board of Township Trustees, August 6.

Trustee Jepson read the Ashtabula County Department of Planning's Notification of Planning Commission Action which stated:  
Map amendment; re: AJB Carlson, LLC and Kathryn Rose, Inc. re: NRP Group – Case 008-10

At their regular meeting of July 19, 2010, the Ashtabula County Planning Commission recommended the approval of the proposed map amendment captioned above. Included as part of their recommendation, Planning Commission also recommends that in deciding upon the proposed rezoning, Saybrook Township consider the comments from the Director as stated in his review memo of July 12, 2010, especially the comments discussed on pages 3 and 4. (The Director's memo was sent to you during the review).

This is final and official notice. A copy of the Official Resolution is enclosed. Please keep a copy of this letter and the resolution which represent the Planning Commission's official action on the merits of this case. Please share this information with all relevant parties. Thank you. Albert J. Dispenza, Jr., AICP Director

Chairperson Brobst read the Saybrook Commission Notification of Zoning Commission action which stated:

Richard Zidonis moved resolution, seconded by Joseph Perry to approve the rezoning application of property owners AJB Carlson, LLC/James B. Carlson (Permanent Parcel Nos. 48-011-00-029-00, 48-011-00-029-01 located at 3111 North Ridge Road (USR 20) and Kathryn Rose, Inc. (Permanent Parcel No. 48-011-00-008-00)-(part) located at 3116 North Bend Road, from C-1 (Commercial Business) District to R-4 (Residential Multi-Family) District taking into consideration the following reasons:

- a. The proposed R-4 zoning is generally consistent with the mixed land use patterns along US Rt. 20 in the Township.
- b. The proposed R-4 zoning generally complies with the Comprehensive Plan's demographics, Likes/Dislikes/Visions and action items promoting senior housing and mixed use development are desired in our community.
- c. In terms of traffic generation, the uses permitted by right in the R-4 District are generally of equal intensity to a majority of the commercial uses permitted or conditionally permitted in the C-1 District. Provided that any traffic-related improvements are addressed to the satisfaction of ODOT, the County Engineer, County Commissioners and Saybrook Township Board of Trustees we don't foresee any significant conflicts between the proposed R-4 use and surrounding commercial and nearby institutional uses. Add to that, the Board of Zoning Commission would like the Trustees to consider access to the project only via Rt. 20 and not North Bend Road.
- d. Provided that the proposed development conforms to all applicable provisions of the Zoning Resolution we do not foresee any significant conflicts between the proposed R-4 use and adjoining commercial uses.
- e. At the time the development project goes forward, that the drainage issues be corrected even to the point of possibly putting in a retention basin.
- f. Put in fencing or heavy landscaping on north end of property.

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g. Attention be given to road width and number of parking spaces and that the road width be reviewed by Township Fire Department to make sure their equipment has access to (entire) project.

Chairperson Brobst stated that all persons seeking to make a statement, to rise and be sworn in. Gib Ingwer, Jim Carlson, Cindy Stevens-Ingwer and Kathy Brewer were sworn in.

**PUBLIC**

Jim Carlson of 7241 Depot Road stated that NRP is proposing to build additional (senior housing) apartments, 56 units with garages.

Cindy Stevens-Ingwer of 3127 North Ridge West stated she is in favor of the project, it will help the drainage on her property.

Gilbert Ingwer of 3127 North Ridge West stated he is 110% behind the project and that he doesn't think it will hurt property values.

Kathy Brewer of 5421 Carlson Lane stated she is opposed to the rezoning because she is concerned with the drainage and buffer area. There are small kids on Carlson Lane and she is concerned with the closeness of the buildings to her property.

#2 Norman Jepson moved resolution, seconded by Jane Hawn-Jackson to close the Public Hearing portion of the meeting at 7:01 PM.

Roll Call Voting:

Jane Hawn-Jackson	Yes
Norman Jepson	Yes
Robert Brobst	Yes

#3 Jane Hawn-Jackson moved resolution, seconded by Norman Jepson to approve the re-zoning request by AJB Carlson, LLC/James B. Carlson and Kathryn Rose, Inc., Permanent Parcel Nos. 48-011-00-029-00, 48-011-00-029-01 (3111 North Ridge (USR 20) Road) and 48-011-00-008-00 (part) (3116 North Bend Road), from C-1 (Commercial Business) District to the R-4 (Residential Multi-Family) District based on the recommendation of the Saybrook Township Board of Zoning Commission, County Planning Commission and review by McKenna Associates taking into consideration the following reasons:

- R-4 zoning generally complies with the Comprehensive Plan.
- Provided that the proposed development conforms to all applicable provisions of the Zoning Resolution we do not foresee any significant conflicts between the proposed R-4 use and adjoining commercial uses.
- At the time the development project goes forward, that the drainage issues be corrected even to the point of possibly putting in a retention basin.
- Put in fencing or heavy landscaping on north end of property.
- Attention be given to road width (in the development) and number of parking spaces and that the road width be reviewed by Township Fire Department to make sure their equipment has access to (entire) project.

DAYTON LEGAL BLANK, INC., FORM NO. 10148

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Roll Call Voting:	Jane Hawn-Jackson	Yes
	Norman Jepson	Yes
	Robert Brobst	Yes

#4 Jane Hawn-Jackson moved, seconded by Norman Jepson to adjourn the meeting at 7:06 PM.

Roll Call Voting:	Jane Hawn-Jackson	Yes
	Norman Jepson	Yes
	Robert Brobst	Yes

The meeting was adjourned.

*Robert Brobst*  
Robert Brobst, Chairperson

*Marc D. Pope*  
Marc D. Pope, Fiscal Officer