

**MINUTES
LOUISVILLE PLANNING COMMISSION
MAY 9, 2023**

Louisville Planning Commission met in regular session with Chairman Casar presiding.

The Pledge of Allegiance was led by Chairman Casar.

MEMBERS PRESENT

Daniel Casar
Bill Croxton
William Jeffries
John Phillippi
John Schumacher

CITY PERSONNEL PRESENT

Magan Denzer, Deputy City Clerk
Tom Pukys, City Manager
Kaitlyn Carpenter, Administrative Assistant
Tiffany Justice, City Clerk
Patricia Fallot, Mayor-Council Member
Richard Slackford, Council Member
Robert Duffrin, Law Director

The Certificate of Open Meeting was presented.

MINUTES OF THE MARCH 14, 2023 MEETING

Chairman Casar declared the minutes of the March 14, 2023 meeting approved as presented by unanimous consent.

Chairman Casar swore in those in attendance planning to speak before the commission prior to each agenda item.

NEW BUSINESS

PC 23-04 SITE PLAN REVIEW FOR BASEBALL & SOFTBALL FIELDS AND PARKING LOT LOCATED AT METZGER PARK, CITY OF LOUISVILLE APPLICANT.

BACKGROUND & DISCUSSION

- The subject site is Metzger Park.
- Plans for a new baseball complex and parking lot have been designed by Thrasher Engineering.

- The baseball complex and parking lot are part of Phase II improvements in Metzger Park. The relocation of the Bird Sanctuary and trail updates will also be completed as part of the Phase II improvements.
- The baseball complex consists of four fields and the parking lot includes 214 parking spaces. The parking lot will be shared by the anticipated Library being relocated to Metzger Park.
- Any building permits necessary for improvements will need to be secured from the Stark County Building Department.

STAFF COMMENTS & RECOMMENDATION

- See attached memo and red-lined plans from City engineer.
- Comments from Stark Soil & Water are forthcoming.
- The city is requesting a waiver for the hard surface requirement for the parking lot. (Asphalt milling is being proposed).
- Staff Comments:
 - Driveway Dimensions (2 Driveways proposed)
 - Parking Lot Overall Dimensions
 - Baseball Field Dimensions
 - Dumpster Location
 - Elevation Drawings

Staff recommends conditional approval of site plan upon meeting the above requirements and comments.

Steve Hamit, engineer with The Trasher Group, attended the meeting to illustrate the layout and plans of the proposed parking lot and baseball/softball fields.

When designing the layout of the parking lot, there was ample thought given to allow for an abundant number of parking spaces, taking into consideration games overlapping as well as people utilizing the library. Mr. Hamit showed the entrance and exit to the parking lot, stating that due to a hill along S Nickelplate there are blind spots. To work against this, the entrance to the proposed parking lot was designed to line up with the entrance of the Park Village allotment to avoid offset intersections. A second drive to the north of the main entrance would be used as an exit only for right-hand turns.

Member Schumacher questioned how many parking spaces are being proposed. Mr. Hamit stated there would be 244 total spots, 15 of them being handicap. When designing the lot, engineers allowed for more than the required number of spaces recommended per ballfield.

Member Schumacher questioned if there was a traffic study done for the current & future traffic on S Nickelplate. Mr. Hamit replied that there has not been a traffic study completed. City Manager, Tom Pukys, stated the city could complete a traffic study if it was warranted by the commission. Deputy Clerk Denzer stated the Planning Commission could include a traffic study as a condition for approval.

Member Schumacher questioned if the existing parking lot and the new proposed parking lot could be connected. Mr. Hamit advised against that, as there would be too much congestion with pedestrians and cars.

Members Schumacher asked where the funding for this project would come from. Mr. Pukys stated funding is accounted for in the city's budget and a portion of the funding was obtained through grants.

Member Casar questioned if there was a need for the four new fields. Mr. Pukys stated that the Louisville Baseball and Softball Association (LBSA) is continuously growing. The fields will also allow for the city to attract other leagues and the opportunity to host various tournaments, bringing additional revenue to the city.

Gregory Anderson, residing at 1014 Park Village, spoke on behalf of the residents of the Park Village allotment. Mr. Anderson also serves on the city's Parks Commission board. The Park Village allotment entrance is directly across the street from the proposed entrance to the new parking lot and ballfields.

Mr. Anderson explained he is in favor of development within the parks but has concerns when a soccer tournament is taking place, plus all four baseball fields are in use, that spectators will be parking across the street in the Park Village allotment. Mr. Anderson is aware they are public streets but does not want the overflow of cars to be parked in the allotment.

Mr. Anderson reiterated the fact that a traffic study has not been done, stating there is a car coming out of the Park Village allotment every 1-3 minutes. Mr. Anderson is requesting the entrance and exit be moved to alleviate congestion from people leaving the parking lot and leaving the allotment at the same time.

Member Casar asked if there was a plan for a 4-way stop or stop signs on S Nickelplate. Mr. Hamit stated that stop signs were not in the plans. Mr. Hamit explained there are two speed limits along S Nickelplate, 25 MPH and 35 MPH. The speed limits determine different site distance requirements. Mr. Hamit spoke on the statement of the offset intersection stating that not many engineers would do an offset intersection due to safety reasons.

Mr. Anderson asked if the proposed drive to the north be an exit only, and if the second drive across from the Park Village allotment, be an entry only. While he wants to get people into the parks, he also wants to lessen the impact of the residents getting in and out of the allotment.

Ron Brattin, residing at 903 Park Village Dr, invited commission members to join him at the park to get a better visual experience of the parking lot and where its placement will be. Mr. Brattin stated Mary Metzger gave the park to the community and now there was a significant emphasis being put on sports, which would displace 22.7 acres of grasslands. Several species of birds only nest in these grasslands in the parks. He envisions there will be a significant amount of water runoff and he would like to see the runoff water be retained and reused to maintain the fields, showing other communities how to reuse water.

Michael Raderchak, residing at 1908 Path View Cir, questioned how many porta-johns would be at the site. Living directly across the street from the proposed parking lot, he would deem them unsightly to look at from his backyard. Mr. Hamit stated there is a landscaping plan, complete with mounds and trees to shield the parking area from allotment.

Member Croxton discussed expansion of the existing upper parking lot as an option for additional parking.

Commission members discussed tabling the application until the following items were brought back and further discussed: traffic study including pedestrians, detailed landscaping plan, placement of bathroom and trash receptacles, reevaluate options for entrance/exit to parking lot, meeting comments and recommendation of City Engineer and Stark Soil and Water.

MEMBER SCHUMACHER MOVED, MEMBER PHILLIPPI SECONDED, and the Motion carried to table the site plan application. The vote: All yea.

PC 23-05 REQUEST TO REZONE PARCELS 3605429, 3605432, AND 3605438, ON CROCK ST AND WILLIAMSBURG WAY, FROM B-5 GENERAL RETAIL, OFFICE, AND MOTORIST SERVICES BUSINESS DISTRICT TO I-1 RESTRICTED INDUSTRIAL DISTRICT. GBC DESIGN, INC ENGINEERS, APPLICANTS.

EXISTING & BACKGROUND INFORMATION

- The three vacant parcels are located on the west side of California Ave and south of St Rt 62.
- The parcels are all currently zoned B-5. The proposed zoning request for the three parcels is I-1.
- The applicant is requesting the zone change to allow for a mix of manufacturing and commercial uses.
- In 2022, Section 1151.01(c) of the Planning & Zoning code was revised to state the following in regard to I-1 and I-2 Zoning Districts:

Industrial Districts. The following districts are hereby established primarily to accommodate enterprises engaged in the manufacturing, processing, crating, repairing, renovating, painting, cleaning, or assembling of goods, merchandise, or equipment. Industrial districts may also accommodate permitted and/or conditional uses found in the B-1, B-2, B-3, B-4, and B-5 land use districts. Conditionally permitted uses will be subject to conditional land use review requirements found in Chapter 1153.01(b).

ZONING

Parcels (3): B-5
North: St Rt 62
South: R-1 (Township)
East: B-5
West: B-5 & P-CD

In considering the rezoning of land within the city, there are several factors to examine.

First, is there general support for the proposed zoning classification? Is it compatible with the environs, supported by the trend of development or consistent with the city plan? *Existing properties within this area consist of medical offices, commercial offices, a Dunkin Donuts,*

single family residential, and vacant property. The rezoning proposal capitalizes on the location along St Rt 62 for light industrial and other commercial activity.

The 2016 Comprehensive Plan describes this area as Concept Area 2: US 62 Mixed Uses. The plan states appropriate land uses for this area consist of the following: "Various residential types, neighborhood commercial, planned commercial, office and public and institutional land uses are recommended. Light industrial uses in a planned business park setting, properly screened, and buffered, adjacent to US 62, west of SR 44.

A second consideration is does the proposed rezoning further the public interest and not solely the interest of the applicant. Staff finds that such a rezoning would not be contrary to the public interest. It provides for options that do not currently exist in the City of Louisville.

A third consideration is, are public services available? The site is currently served by public water, but sanitary sewer will need to be extended.

STAFF COMMENTS

- Traffic patterns and access to property from St Rt 62, California Ave, Crock St, and Reno Dr will need to be examined.

- The City and Township will need to discuss an access arrangement regarding Crock St. (Township owns south side and city owns north side)

STAFF RECOMMENDATION

Staff finds the I-1 rezoning request for parcels 3605429, 3605432, and 3605438 to be consistent with the land use trend in the area and the proximity to SR 62 and recommends that the Planning Commission forward the request to City Council for consideration.

John Walsh with GBC Design was present representing the proposed project as the engineer, architect, and surveyor. Also in attendance was Todd Truax, potential owner of the of the properties. Mr. Truax has a purchase agreement pending with the current property owners dependent on the outcome of the zone change.

Mr. Truax and his family are the owners of Almost Heaven and Sonshine Medical. The rezoning request to I-1 is for the manufacturing of medical equipment and ice cream.

Mr. Truax informed members Almost Heaven has been in business for 15 years and is rapidly growing. The proposed concept plan, if the zone change is approved, will consist of an Almost Heaven retail store and a 30,000 sq ft building with 10,000 sq ft for Sonshine Medical and 20,000 sq ft for freezer space, ice cream manufacturing, and corporate headquarters for Almost Heaven.

MEMBER JEFFRIES MOVED, MEMBER CASAR SECONDED, and the Motion carried to forward the zone change request to City Council for consideration as submitted. The vote: Casar yea, Croxton yea, Jeffries yea, Phillippi yea, Schumacher no.

Having no further business, the meeting was adjourned.

Respectfully submitted,

Magan Denzer
Deputy City Clerk