

**CITY OF TALLMADGE
PLANNING & ZONING COMMISSION**

MINUTES OF MEETING HELD March 5, 2020 7:00 p.m. Council Chambers
Date Time Place

MEMBERS PRESENT: Gerald Taylor, Julie Oliver, Pat Larson, Stephan Ryder

MEMBERS ABSENT: Kevin Heilmeier

CHAired BY: Gerald Taylor

SECRETARY: Kelli Funk

REGULAR MEETING

SPECIAL MEETING

PRESENT: Dave Kline, Mayor
Melody Briand, Assistant Law Director
Helene Hussing, Planning & Zoning Manager

ITEMS TO BE DISCUSSED

1. Item #PZ 20-03-01: SITE PLAN REVIEW

Todd Tackett/New Hope Christian Fellowship Ministry – Applicant/Owner

226 Southeast Ave

- For Review & Determination

The March 5, 2020 meeting of the Planning and Zoning Commission was called to order at 7:00 p.m. by Chairman, Gerald Taylor.

The meeting was opened with the Pledge of Allegiance.

Roll called. All members were present with the exception of Mr. Heilmeier.

Mr. Larson: **I would like to make a motion to excuse Mr. Heilmeier.**

Mrs. Oliver: **Second.**

Roll called. All members voted in favor. (4-0)

Mr. Taylor: Approval of the minutes from February 6th, 2020. I've been informed that the secretary is off sick, and we don't have any minutes for tonight so we will be looking for those next month. Agenda additions, I don't see any.

Mrs. Hussing: There are none.

Mr. Taylor: Ok. Correspondence and communication? We did receive a memo from City Engineer regarding PZ20-03-01. They had no comments at this time.

Mr. Taylor: Ok, first item:

Item #PZ 20-03-01: SITE PLAN REVIEW

**Todd Tackett/New Hope Christian Fellowship Ministry – Applicant/Owner
226 Southeast Ave**

- For Review & Determination

Todd Tackett was sworn in.

Mr. Taylor: I did notice that this property is zoned R-3 Conditional for church use on your application and you are requesting a pavilion. So, you want to go over what you are requesting?

Mr. Tackett: You'll notice as you come into the driveway, as you come into the property... first of all, I'd like to say that we are excited to be a part of the Tallmadge community. Our church, this is our 15th year and we're excited that we're able to purchase this property here on 226 Southeast Ave. We have a lot of hopes plans and dreams for this property so I'm excited to tell about our first phase. As you come into the driveway, back here in the back part of where the parking lot is at, we're planning on putting up a pavilion that will be used strictly for worship, outings, family gatherings, so on and so forth. I'm working with Mike, who is our Engineer, who is also present here this evening, he was the one that we hired to draw up the plans so that you can see where in line with variances and neighbors as well.

Mr. Taylor: You're meeting all the setback requirements?

Mr. Tackett: Correct.

Mr. Taylor: I did notice that you have a proposed 6' board on board fence there on the property?

Mr. Tackett: Yes sir.

Mr. Taylor: What's the purpose of that?

Mr. Tackett: Just for sound and actually, is that what this is showing? The fence? We're only going to do that for privacy reasons. Right now, we have natural vegetation that's there so, we have that... Actually, I don't know that that's something we're going to be doing right now, but in the future.

Mr. Taylor: The fence?

Mr. Tackett: Yes.

Mrs. Hussing: The application is only for the pavilion so even though it says the fence, we are not approving that fence. If they want to put up a fence at a later time, they'll have to come back.

Mr. Taylor: Ok, so that's a proposed future fence. I have a few questions. Can you explain how the pavilions going to be used? It's going to be used during the day? During the night? Weekends?

Mr. Tackett: Yes, we're going to use it for worship, for outings, for picnics, for parties, family gatherings and so yes it will be used for different things at different times. So, this is actually the pavilion, we included the picture because this is what we bought at the IX Home and Gardens Show so

you can get an idea of what its going to look like. Also, in that drawing, you'll notice there is also an addition that we're adding on as well. 28 x 30, so you can see it right here.

Mr. Taylor: I thought that whole thing was 28 x 30.

Mr. Tackett: The whole pavilion is 28 x 30 but, in that picture, it doesn't include, what's that considered? I call it a porch but it's not a porch...

Mr. Taylor: It's just an extension.

Mr. Tackett: Correct.

Mr. Taylor: What are your hours of operation for the pavilion?

Mr. Tackett: For the pavilion? That's hard to say. Our church right now we have an event going on so I mean, outreach can sometimes go from 8 in the morning till 8 in the evening but most of the time our hours of operation are 8 to 5 Monday through Friday but we do have, like this evening we do New Hope for Recovery which goes up till 9:00 this evening. Tomorrow night we have Love Encounter, that could go on until 9 in the evening. So, most of the events are going to take place during the day but we might have some community events and/ or just family gathering events or worship services out in the pavilion.

Mr. Taylor: But this is just going to be for church use. Its not going to be rented out to someone else for parties or get-togethers?

Mr. Tackett: Well, we are planning on, if people in the church want to use it for a party, that's what we would like to use it for.

Mr. Taylor: For parishioners...Ok. And what about electric or lighting? It's going to be lit? It's going to be powered up?

Mr. Tackett: At this point, we do not have in the drawings any electric that will be there. That's something we want to bring to the table at a later date.

Mr. Taylor: During summer hours, would you be having gatherings there after dark?

Mr. Tackett: No sir. Since we have no lighting...

Mr. Taylor: Any questions by Commission Members?

Mr. Larson: The purpose of this thing in a residential area, they would have to comply with the City's noise ordinance. So, you run into a situation with amplified music, I don't know if that would ever be something, if somebody had a party that they would want it, I don't know if the units big enough that they could bring in a band or anything like that but there are some restrictions as far as that goes.

Mr. Tackett: And what are those restrictions?

Mr. Larson: 9:00?

Mayor Kline: There is a whole noise ordinance on the books and we can share that with you and you just have to comply with that.

Mr. Tackett: Ok, excellent. That shouldn't be a problem. Thank you.

Mr. Taylor: Should we add that as once of the conditions?

Mayor Kline: Its required by law anyway. You can say that, but they do have to comply by law.

Mr. Taylor: I think it's just mainly loudspeakers, noise after hours.

Mr. Tackett: So, after hours, that's after 9:00?

Mrs. Briand: Noise ordinance actually covers all hours but specifically there are quiet hours so after 9 pm, but if there is a noise that is bothersome to one of the neighbors, if its too loud to the reasonable person, then we could still file a noise violation. So, it's not just the restricted hours.

Mr. Tackett: Ok, thank you.

Mr. Ryder: Is the building going to be, is there going to be a slab under the building or is it just...?

Mr. Tackett: At this point, it's just going to be the earth, but we would like to put this summer, crushed limestone. If somebody wants to come and gift us... it would great to have concrete but at this time and at this point, we don't have that so its just going to be grass.

Mr. Ryder: Ok, but you would if you could put a concrete...

Mr. Tackett: Yes.

Mr. Taylor: Ok, there is several people on the list in the audience.

Mr. Tackett explains that they are all members of the church and they thought they all had to sign in. No one wished to speak.

Mr. Taylor: I don't really see a problem with this. We've approved these before for several churches. Just recently the one across the street for the Catholic Church. Anyone have comments or any concerns? Mayor, do you have any concerns? I looked at the Staff Report, I didn't see anything as far as comments from the...

Mayor Kline: It sits so far back off the road, I think it's a good addition for the church, abutting neighbors will not have a problem with this. It's a nice-looking structure.

Mrs. Oliver: I move to approve the Site Plan Review Application for Item #PZ 20-03-01, applicant/owner New Hope Christian Fellowship Mission at 226 Southeast Avenue based upon the application & plans submitted February 20, 2020 to the Planning & Zoning Department.

Mr. Larson: **Second.**

Mr. Taylor: Should we put a conditional that the application complies with the City of Tallmadge Noise Ordinance?

Mrs. Oliver: I feel like, since it's a part of the law, that it's reiterating something we don't need to.

Mr. Taylor: Law Department?

Mrs. Briand: I agree, I don't think it's necessary.

Mr. Taylor: Ok.

Roll called. All members present voted in favor. (4-0)

Mr. Larson: **Motion to adjourn.**

Mrs. Oliver: **Second.**


Roll called. All members present voted in favor. (4-0)

Meeting adjourned at 7:14pm

Respectfully submitted,



Kelli Funk, Secretary



Gerald Taylor, Chairman

