

HIRAM VILLAGE
PLANNING AND ZONING COMMISSION MINUTES
Unofficial
Rosser Municipal Building
11617 Garfield Road, Hiram, Ohio 44234
February 4, 2025

- I. Call to Order by Mr. Frato-Sweeney at 7:15 pm.
- II. Pledge of Allegiance
 - Roll Call: Ed Frato-Sweeney, Graham Rubin, Rob Lewis, Suzann Bennett, Mayor Anne Haynam, and Steven Schuller
 - Absent:
 - Others Present: Josh Franek, Tom Franek, Len Sippel, Erin Quinn, and Tom Slane
 - Citizens Present: Denise Summers, Robert Summers, and David Smith
- III. Approval for minutes from February 4, 2025, will be postponed until April 1, 2025, Planning and Zoning Commission Meeting
- IV. The agenda for March 4, 2025, was approved by general consent.
- V. Public Comment
 - A. None
- VI. Chair Report
 - A. None
- VII. Old Business
 - A. None
- VIII. New Business
 - A. Proposed new zoning map- Mr. Frato-Sweeney made a motion to adapt a new 2025 zoning map for the Village of Hiram. Mr. Lewis seconded. Motion passed 5-0.
 - B. Proposed maintenance code- review of the International Maintenance Code and portions to combine with the Garrettsville maintenance code. Mr. Frato-Sweeney made a motion to draft the external maintenance code and have it passed to the Village Council. Seconded by Suzann Bennett. Motion passed 5-0.
 - C. Application for zoning variances for 11658 Garfield Road. EBT LLC, Ms. Quinn and Mr. Slane presented an overview of the project they have begun, stating that they want to get the building into shape and part of the community. Mr. Slane stated that they are aware of the building being an “eye sore” and described how they will renovate the exterior, including: painting, awning, and removal of the cement barriers. Owners requested a variance to allow the apartment above the commercial space to be rented. Mr. Lewis asked for details on parking and information on the parking area by the eastern edge of the property line as well as the gas line. The owners outlined some of their ideas on how they will be utilizing their business.
 - D. Discussion was had about whether they will allow a variance for a commercial property that does not have business in it, decided a conditional use is what was needed. Mr. Frato-Sweeney made a motion to approve the conditional use application. Mayor Haynam seconded. Motion passed 5-0.
 - E. Discussion was had on whether to pull old items off the table. The decision was made to keep the signage and review the R-Codes later.

IX. Motion to Adjourn

Mayor Haynam made a motion to adjourn the meeting at 7:55 pm. Mr. Frato-Sweeney seconded. The motion passed 5-0. The meeting adjourned at 8:02 pm.

Next meeting will be held Tuesday, April 1, 2025.

Respectfully Submitted by:

Approved:

Megan Fogel, Fiscal Officer

Ed Frato-Sweeney, Chairperson