

## PLANNING COMMISSION

July 1, 2013

The July 1, 2013 Planning Commission meeting was called to order at 6:45 p.m. in Council Chambers by Scott Washburn, Chairman. Planning Commission members present were Scott Washburn, Sara Lou Brown, Evie Hall-Case, Nancy Johnson, and Jordan Treadway.

Others present included: Kenneth McMillan, Zoning Inspector; Julie Troiano; Kimberly Davis; Jay McClain; Layne Binkley; and Sarah Bennett, Clerk.

The minutes of the June 3, 2013 Public Hearing, having been mailed to each Planning Commission member, were approved as received.

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Mrs. Julie Troiano and Ms. Kimberly Davis addressed the Planning Commission concerning a special use permit for a massage therapy business to be operated in one room of the home located at 445 North Third Street. Mrs. Troiano is the current owner of the property and was previously granted a special use permit by the City in 2003 for this business at this location, however she has moved out of the City. Ms. Davis is interested in purchasing the property and obtaining a special use permit for the same purpose as the special use permit granted to Mrs. Troiano is not transferable.

A motion was made by Mrs. Treadway, seconded by Mrs. Binau, to proceed with a public hearing for Ms. Davis' request for a special use permit. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Mr. Jay McClain addressed the Planning Commission on behalf of Headlines Salon, 120 East Walker Street, concerning a request to place a 6' high vinyl lattice top fence to be located 8' from the west property line, 7' from the east property line, and 16" from the north property line at the rear of the business. Mr. McMillan indicated that the proposed setbacks require a variance, and pursuant to the City's zoning regulations the Planning Commission shall review and approve any application to install a fence on a business use property before a zoning permit shall be issued.

A motion was made by Mrs. Treadway, seconded by Mrs. Hall-Case, to have Headlines Salon Commission apply for a variance for their request and for the Planning Commission to approve the fence request subject to approval of the variance by the Board of Zoning Appeals. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Mr. Ron Boose, 372 West Wyandot Avenue, for the placement of a 6' high privacy fence to be located along 20' of his east property line to maintain a 7' setback. Mr. McMillan indicated that the City's zoning regulations require a 10' setback, therefore a variance is required for this request.

A motion was made by Mrs. Johnson, seconded by Mrs. Treadway, to have Mr. Boose apply for a variance with the Board of Zoning Appeals for his request. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Mr. David Schmidt, 755 Butterfly Drive, for the placement of 6' vinyl privacy fence to be located 3' from his east property line. Mr. McMillan indicated that the City's zoning regulations require a 10' setback, therefore a variance is required for this request.

A motion was made by Mrs. Treadway, seconded by Mrs. Binau, to have Mr. Schmidt apply for a variance with the Board of Zoning Appeals for his request. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Mr. McMillan reported that Trinity Evangelical Church located at 108 Malabar Drive is ready to begin construction on their addition.

There being no further business, the Chairman declared the meeting adjourned.

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Sarah J. Bennett, Clerk

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Scott Washburn, Chairman