

PUBLIC HEARING

November 7, 2016

The November 7, 2016 Public Hearing was called to order at 6:15 p.m. in Council Chambers by Scott Washburn, Chairman. Planning Commission members present were Scott Washburn, Roxie Karg, Sara Lou Binau, Nancy Johnson, and Jordan Treadway.

Others present included: Dave Westbrook, Zoning Inspector; Mark Ellis, Law Director; Steve Mawer; Lena Mawer; Bryan Cameron; Paula Shults; John Curlis; Barb Curlis; Sandy Micheli; Mark Micheli; Ken Wessler; Rae Wessler; Scott Friedberg; Stefani Rowland; Dan Wessler; Cathy Kavanagh; Jude Hutchinson; Ann Frisch; Katherine Hull; Elizabeth Walters; Stan Walters; and Sarah Bennett, Clerk.

The purpose of this hearing was to allow public input on a request for a special use permit filed by Gregg Friedberg, Kenneth MacDonald, and Steve and Lena Mawer to allow for the operation of a bed and breakfast / inn that also would offer space for small events and/or family gatherings in the home located at 442 South Sandusky Avenue, and utilize the adjoining vacant property located at 436 South Sandusky Avenue in conjunction with said operation.

Steve and Lena Mawer explained to the Planning Commission members and visitors their intentions for the property.

Several neighbors from the area expressed their concerns including: not having an on-site manager, potential safety and security issues, influx of strangers in the neighborhood, parking, loud parties, etc. Mrs. Rae Wessler, adjoining neighbor to the south, also noted that there is 16' between her home and the subject home and use of the shared driveway that lies primarily on Mrs. Wessler's property is a concern.

It was noted that the Planning Commission will be further reviewing this request in the meeting following this hearing.

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

Sarah J. Bennett, Clerk

Scott Washburn, Chairman

PLANNING COMMISSION

November 7, 2016

The November 7, 2016 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, Roxie Karg, Sara Lou Binau, Nancy Johnson, and Jordan Treadway.

Others present included: Dave Westbrook, Zoning Inspector; Mark Ellis, Law Director; Steve Mawer; Lena Mawer; Bryan Cameron; Paula Shults; John Curlis; Barb Curlis; Sandy Micheli; Mark Micheli; Ken Wessler; Rae Wessler; Scott Friedberg; Stefeni Rowland; Dan Wessler; Cathy Kavanagh; and Sarah Bennett, Clerk.

The minutes of the September 6, 2016 Public Hearing, having been mailed to each Planning Commission member, were approved as received.

The minutes of the September 6, 2016 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members discussed the special use permit request, as reviewed in the public hearing held prior to this meeting. It was noted that the next step in the process is for the Planning Commission to recommend to City Council to either grant the request as presented, recommend a modification of the request, or recommend the request not be granted. The matter is then forwarded onto City Council for a public hearing and their decision. A thirty (30) day notification is required before the hearing to be held by City Council.

Planning Commission members expressed their concerns with the special use request presented including: not enough information provided, potential problems with the shared driveway, security and safety issues, and parking.

A motion was made by Mrs. Treadway, seconded by Mrs. Binau, to recommend to City Council to deny the special use permit request from Gregg Friedberg, Kenneth MacDonald, and Steve and Lena Mawer for the operation of a bed and breakfast / inn that also would offer space for small events and/or family gatherings in the home located at 442 South Sandusky Avenue, and utilize the adjoining vacant property located at 436 South Sandusky Avenue in conjunction with said operation. Upon Roll Call, all members voted as follows:

Mr. Washburn	-	Yes
Ms. Karg	-	Yes
Mrs. Binau	-	Yes
Mrs. Johnson	-	Abstain
Mrs. Treadway	-	Yes

The Chairman declared the motion carried by a 4-1 vote.

Planning Commission members reviewed a request from William and Jane Bricely, 233 North Third Street, for the construction of a 24' x 30' attached garage to be located 14' from the rear property line to the east. Mr. Westbrook indicated that the City's zoning regulations require a 25' setback, therefore a variance is required.

A motion was made by Mrs. Johnson, seconded by Mrs. Treadway, to have William and Jane Bricely apply for a variance with the Board of Zoning Appeals for their garage request. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

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

Sarah J. Bennett, Clerk

Scott Washburn, Chairman