

## PLANNING COMMISSION

April 3, 2017

The April 3, 2017 Planning Commission 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; and Sarah Bennett, Clerk.

The minutes of the February 6, 2017 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members reviewed a request from Kimmel Enterprises LTD, 225 North Sandusky Avenue, for the construction of a new 9,600 square foot building to be located to the south and extending from their existing building and maintain a 2' setback from the rear property line to the east and match similar adjacent buildings in this area; and for a 13'10" x 14' addition to the southwest corner of their existing maintenance shop building located to the east and across the north/south alley from their existing building located at 225 North Sandusky Avenue with this addition to maintain a 4'6" setback from the side property line to the south and a 15' setback from the rear property line to the west. It was noted that new building will be located in a Central Business (CB) District and the City's zoning regulations require a 15' setback from the rear property line, therefore a variance is required. It was also noted that the maintenance shop is located in a Residential 3 (R3) District and the City's zoning regulations require a 5' setback from the side property line and a 25' setback from the rear property line, therefore requiring a variance.

A motion was made by Mrs. Johnson, seconded by Mrs. Treadway, to have Kimmel Enterprises apply for a variance with the Board of Zoning Appeals for their variance requests. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Graham and Jordan Treadway, 138 High Street, for the construction of a 24' x 32' accessory building to maintain an 8' setback from the side property line to the east and a 4' setback from the rear property line to the north and stand 16' in height. It was noted that the City's zoning regulations require accessory buildings to be 10' from any property line in a Residential 2 (R2) District and not exceed 14' in height, therefore requiring a variance.

A motion was made by Mrs. Johnson, seconded by Mrs. Binau, to have Graham and Jordan Treadway apply for a variance with the Board of Zoning Appeals for their accessory building. Upon Voice Vote, all members voted Yes except Mrs. Treadway who abstained. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Mark and Lana Searfoss and New Haven Land Development for the construction of a new 2,446 square foot single family home with a 588 square foot garage on the property located at 105 Pine Ridge Lane. The proposed setback from the rear property line to the north is 22' and from the front property line to the south is 28'. The City's zoning regulations require a 25' setback from the rear property line and a 35' setback from the front property line in a Residential 3 (R3) District, therefore requiring a variance.

A motion was made by Mrs. Treadway, seconded by Ms. Karg, to have Mark and Lana Searfoss and New Haven Land Development apply for a variance with the Board of Zoning Appeals for their new home request. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Mr. Westbrook presented a request from G & B Group (Custom Ag), 1289 North Warpole Street, and Kalmbach Properties LLC (Greater Good Egg Co. LLC), 201 Starfish Lane, to zone three parcels, located along the southeast side of North Warpole Street and Starfish Lane, as General Manufacturing (GM). It was noted that hearings are required before the Planning Commission and City Council and an Ordinance by City Council is necessary for this request.

A motion was made by Mrs. Treadway, seconded by Mrs. Binau, to schedule a Public Hearing to be held prior to the May 1, 2017 Planning Commission meeting to address this zoning request. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Mr. Westbrook also presented a request from James and Darlene Steward to split the lot located at 820 Marseilles Avenue into three parcels being: Tract 1 – 0.235 acre, Tract 2 – 0.236 acre, and Tract 3 – 0.255 acre. It was noted that the proposed parcels comply with the City's lot size requirements.

A motion was made by Mrs. Treadway, seconded by Mrs. Binau, to approve the lot split request from James and Darlene Steward for their property located at 820 Marseilles Avenue. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Mr. Westbrook reported that the Love's Travel Stop plans to be opened by the end of April.

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