

PLANNING COMMISSION

June 4, 2018

The June 4, 2018 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, Marc Mays, and Sara Lou Binau. Nancy Johnson and Jordan Treadway were absent.

Others present included: Dave Westbrook, Zoning Inspector; and Sarah Bennett, Clerk.

The minutes of the May 7, 2018 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Mr. Westbrook reported that the request reviewed at the May 14, 2018 Planning Commission meeting and referred on to the Board of Zoning Appeals, from Mr. Edgar Camacho, 385 West Bigelow Street, to remove his single wide mobile home and install a 27.5' x 60' double wide manufactured home to be set on a cement block foundation, was withdrawn after the legal publication appeared in the newspaper.

Planning Commission members reviewed an application for a lot split from Attorney Sean Martin, representing Morris and Therese Lear, 475 North Fifth Street. The owner of the 3.42 ft by 48.98 ft, containing in all 278.3 square feet, parcel to be split is Mrs. Barbara Baldinger, 479 North Fifth Street. The lot split will resolve an encroachment resulting from a driveway and wall which has been in its present location in excess of twenty-one (21) years.

A motion was made by Mrs. Binau, seconded by Mr. Mays, to approve the lot split request from Attorney Sean Martin as presented. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed requests from Ms. Kristen Miller and Mr. Rodney Frey, who own adjacent properties, for the placement of a connected privacy fence on both of their properties. Ms. Kirstin Miller, 437 West Wyandot Avenue, requests approval for the placement of a 6' high privacy fence to be located 3' from the side property line to the west and 6" from the side property line to the east. Mr. Rodney Frey, who owns the adjacent lot to the rear of 437 West Wyandot Avenue, requests a variance for the placement of a 6' high privacy fence to be attached to Ms. Miller's fence and be located 3' from the side property line to the west, 6" from the side property line to the east, and 6' from the property line to the south. Mr. Westbrook indicated that the City's zoning regulations require privacy fences to maintain a 10' setback from any property line, therefore requiring a variance for these requests. Mr. Westbrook also noted that these fences have already been installed.

A motion was made by Mrs. Binau, seconded by Mr. Mays, to have Ms. Kristin Miller and Mr. Rodney Frey apply for separate variances with the Board of Zoning Appeals for their fence requests. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

It was noted that the American Electric Power (AEP) site at the northeast corner of Tarhe Trail and State Route 53 North is currently under construction.

It was also noted that improvements to the former Blackhawk building, 500 North Warpole Street, are currently underway.

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

Sarah J. Bennett, Clerk

Scott Washburn, Chairman