

PLANNING COMMISSION

March 4, 2019

The March 4, 2019 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, Sara Lou Binau, and Jordan Treadway. Nancy Johnson was absent.

Others present included: Dave Westbrook, Zoning Inspector; Michael Seeger, Choice One Engineering; Richard North; Allene North; Pamela Krupp; James Koehler; Don Spiegel; Rick Roberts; John Walker; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the December 3, 2018 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Mr. Michael Seeger, Choice One Engineering, addressed the Planning Commission and presented plans for a proposed Casey's General Store to be located on property at the southwest corner of the intersection of West Wyandot Avenue and South Eighth Street. Mr. Seeger discussed lighting, landscaping, replacement of sidewalks, the installation of new gas tanks, and noted that there will be no access to the property from the alley located adjacent and to the south. It was noted that the proposed business meets all of the City's zoning requirements. Mr. Richard North, Mrs. Allene North, and Mrs. Pamela Krupp, residents from the adjoining neighborhood, voiced their objections noting that they feel this business will decrease their property values, it will not enhance the neighborhood instead with the possibility of late hours and alcohol being sold it will attract riffraff and create a dangerous neighborhood, traffic flow will be increased particularly in the adjoining alley, and trash will be thrown in the yards.

Planning Commission members reviewed a lot split request from Cocca Development for three tracts of land located along the north side and adjacent to East Wyandot Avenue and to the east and adjacent to Rivers Edge Lane. Tract 1, being 3.763 acres, is located to the north of Tracts 2 and 3, and to the east and adjacent to Rivers Edge Lane; Tract 2, being 1.133 acres, is located to the south of Tract 1, and to the north and adjacent to East Wyandot Avenue; and Tract 3, being 1.003 acres, is located to the south of Tract 1 and east of Tract 2, and to the north and adjacent to East Wyandot Avenue. Mr. Westbrook indicated that a 10,000 square foot retail business has inquired about Tract 2. It was noted that access to Tracts 2 and 3 will be obtained from the existing driveways already in place for the Showplace Rental business located to the west of Tract 2 and at the northeast corner of East Wyandot Avenue and Rivers Edge Lane.

A motion was made by Mr. Mays, seconded by Mr. Washburn, to approve the lot split request from Cocca Development for three tracts of land located along the north side and adjacent to East Wyandot Avenue and to the east and adjacent to Rivers Edge Lane, as presented. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Mr. Westbrook reported that he has received the drawings for the business interested in Tract 2 of the Cocca Development lot split which was just approved, but he has not had the opportunity to review this information yet.

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