

PLANNING COMMISSION

June 1, 2020

The June 1, 2020 Planning Commission meeting was called to order at 6:45 p.m. in the white shelter in Harrison Smith Park. Planning Commission members present were Scott Washburn, Sara Lou Binau, Nancy Johnson, Jordan Treadway, and John Walker.

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

The minutes of the March 2, 2020 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members reviewed a request from Chuck Billeg, 115 Old Lincoln Highway, for the construction of a 24' x 64' x 20' accessory building to maintain a 5' setback from the side property line to the east. It was noted that the City's zoning regulations require a 10' setback, therefore a variance is required.

A motion was made by Mrs. Binau, seconded by Mrs. Johnson, to have Mr. Billeg apply for a variance with the Board of Zoning Appeals for his accessory building request. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Mark Niederkohr, 434 Front Street, for the construction of a 28' x 32' detached accessory building to stand 17' in height. It was noted that pursuant to the City's zoning regulations an accessory building may not exceed 14' in height in a residential district, therefore a variance is required.

A motion was made by Mrs. Johnson, seconded by Mrs. Binau, to have Mr. Niederkohr apply for a variance with the Board of Zoning Appeals for his accessory building request. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a lot split request from Sandra Rosvanis to divide one parcel being approximately 22.286 acres into four parcels. These properties are located in the 1500 block of East Wyandot Avenue along the south side of the street, with Tract 1 being 1.308 acres, Tract 2 being 1.858 acres, Tract 3 being 1.835 acres, and Tract 4 being 17.285 acres. It was noted that all of the proposed lots conform with the City's zoning regulations, and Tract 4 located to the south of the three parcels was sold to the adjoining property owner to the east.

A motion was made by Mr. Walker, seconded by Mrs. Binau, to approve the lot split request from Ms. Rosvanis for property she owns located in the 1500 block of East Wyandot Avenue along the south side of the street, as requested. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a lot split request from Mr. Harlan Frey who owns three adjoining residential parcels in the 300 block of South Fourth Street on the west side of the street, and would like to split the center parcel and attach it to the two adjoining parcels to the north and south, thereby turning three parcels into two parcels.

A motion was made by Mrs. Treadway, seconded by Mrs. Johnson, to approve the lot split request from Mr. Frey for properties he owns in the 300 block of South Fourth Street. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Discussion was held concerning noxious odors coming from the elevator located in the 200 block of South Sandusky Avenue, on the east side of the street, next the railroad tracks. It was noted that this concern will be reported to the Wyandot County Health Department.

It was reported that the sidewalk/walkway crossing the railroad tracks along South Seventh Street is in need of repair. Mayor Washburn indicated that he will reach out to the railroad regarding this matter.

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

Sarah J. Bennett, Clerk

Scott Washburn, Chairman