

PLANNING COMMISSION

April 5, 2021

The April 5, 2021 Planning Commission meeting was called to order at 6:45 p.m. in Council Chambers by Kyle McColly, Chairman. Planning Commission members present were Kyle McColly, Sara Lou Binau, Nancy Johnson, Jordan Treadway, and John Walker.

Others present included: Greg Moon, Zoning Inspector; Aaron Korte; and Sarah Bennett, Clerk.

The minutes of the March 1, 2021 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Mr. Moon presented proposed changes to the City's zoning regulations and permit fees, as prepared by the previous subcommittee organized for this purpose. It was noted that public hearings will need to be held before the Planning Commission and City Council prior to the adoption of any changes to these regulations and fees.

Planning Commission members reviewed a request from Sam Ratliff and Chantell Baker, 737 Marseilles Avenue, for the installation of a 6' privacy fence to maintain a 2' to 3' setback from the side property line to the north and a 6' setback from the rear property line to east. The City's zoning regulations require a ten foot setback for privacy fences, therefore a variance is necessary for this request.

A motion was made by Mr. Walker, seconded by Mrs. Binau, to have Sam Ratliff and Chantell Baker apply for a variance with the Board of Zoning Appeals for their privacy fence request. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Ryan and Lisa Burks, 1170 Edgewood Drive, for the construction of a 24' x 32' x 20' pole barn to be located 10' from the east side of their home and 11' from the east property line. Mr. Moon noted that this property is a corner lot and the City's zoning regulations require all double frontage lots to have front yards along each street. The location, setback, and height of the proposed pole barn conflict with the City's zoning regulations, therefore a variance is necessary for this request.

A motion was made by Mrs. Binau, seconded by Mrs. Treadway, to have Ryan and Lisa Burks apply for a variance with the Board of Zoning Appeals for their pole barn request. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Terri Hackworth / Ruth 19 LLC, 612 North Warpole Street, for the installation of a 4' to 5' tall aluminum fence to be located 2' from the side property line to the south and 2' from the front property line to the east. It was noted that the City's zoning regulations require fences to maintain at least a 2' setback from any property line and fences are prohibited from being located in any front yard or beyond the principal building, therefore a variance is necessary for this request.

A motion was made by Mr. Walker, seconded by Mrs. Treadway, to have Terri Hackworth / Ruth 19 LLC apply for a variance with the Board of Zoning Appeals for her fence request. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Holly Spicer-Lear, 433 Circular Street, for the construction of an accessory building to be located 2' from the side and rear property lines to the east and south, a swimming pool to be located 4' from the side property line to the east, and a privacy fence to be located 1' from the side and rear property lines to the east and south and 7' from the front property line to the north. It was noted that the locations and setbacks of the accessory building, swimming pool, and privacy fence conflict with the City's zoning regulations, therefore a variance is necessary for this request.

A motion was made by Mr. Walker, seconded by Mrs. Treadway, to have Holly Spicer-Lear apply for a variance with the Board of Zoning Appeals for her accessory building, swimming pool, and privacy fence. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Benjamin Thomas, 372 West Wyandot Avenue, for the installation of a 6' privacy fence to be located 18" off of the side and rear property lines enclosing the north end of his property. It was noted that the City's zoning regulations require a 10' setback for privacy fences, therefore a variance is necessary for this request.

A motion was made by Mrs. Treadway, seconded by Mrs. Johnson, to have Benjamin Thomas apply for a variance with the Board of Zoning Appeals for his privacy fence 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

Kyle McColly, Chairman