

PLANNING COMMISSION

March 12, 2009

The March 12, 2009 Planning Commission meeting was called to order at 7:00 p.m. in Council Chambers by Scott Washburn, Chairman. Planning Commission members present were Scott Washburn, Sara Lou Brown, Evie Hall-Case, Nancy Johnson, and Jordan Treadway.

Others present included: Kenneth McMillan, Zoning Inspector; Ken Doseck, Superintendent of Schools; and Sarah Molnar, Clerk.

The minutes of the January 8, 2009 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Mr. McMillan presented a request from the Bowen Family for a lot split of their property located along North Warpole Street that was previously presented to the Planning Commission at the January 8, 2009 meeting. It was noted that the Bowen Family consents to zoning their recently annexed property in this area as Limited Manufacturing (LM) and amending the zoning of the existing thirty (30) foot strip running north and south thru the annexed area from General Manufacturing (GM) to Limited Manufacturing (LM). Mr. McMillan indicated that there are no issues with the location of curb cuts within a Limited Manufacturing (LM) District.

A motion was made by Mrs. Treadway, seconded by Mrs. Brown, to approve the Bowen Family's lot split request, with the recommendation that the entire 2.985 acre tract recently annexed to the City receive a zoning designation of Limited Manufacturing (LM) and that the existing thirty (30) foot strip running north and south thru the annexed area, presently zoned General Manufacturing (GM) be rezoned as Limited Manufacturing (LM). Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from Aaron Rents, to be located at 1815 East Wyandot Avenue, for their building to be constructed 5' from the west property line being the side property line. Mr. McMillan stated that the property is zoned Highway Business (HB) and the City's zoning regulations require a 15' setback, therefore a variance is required.

A motion was made by Mrs. Johnson, seconded by Mrs. Hall-Case, to have Aaron Rents apply for a variance with the Board of Zoning Appeals for their requested setback. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Mr. McMillan presented plans from Centennial Wireless for the installation of two additional sets of towers to be located at the 276' level of the cell tower located on City property at 280 Indian Mill Drive, and for the construction of an 8' x 14' building on this property. Mr. McMillan indicated that the request is compliant with the City's zoning regulations and no action is needed from the Planning Commission.

Mayor Washburn reported that Caterpillar will be opening a business at the building previously occupied by Carter Lumber, located at 1820 East Wyandot Avenue. The business will have a showroom offering parts and service, and fifteen (15) to seventeen (17) jobs will be created.

It was noted that the Blackhawk Automotive Plastics manufacturing building located at 500 North Warpole Street will be auctioned on Thursday, March 19, 2009.

It was also noted that the Pour House restaurant building located at 130 North Sandusky Avenue will be auctioned soon.

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

Sarah J. Molnar, Clerk

Scott Washburn, Chairman