

PLANNING COMMISSION

May 14, 2009

The May 14, 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, and Jordan Treadway. Evie Hall-Case and Nancy Johnson were absent.

Others present included: Kenneth McMillan, Zoning Inspector; Tom Nickelson, Amvets Post 777; George Eyestone, Amvets Post 777; and Sarah Molnar, Clerk.

The minutes of the March 12, 2009 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Mr. Tom Nickelson and Mr. George Eyestone, Amvets Post 777, presented a request for the installation of a 6' high privacy fence on the property owned by and located west and adjacent to the Amvets Post 777, 108 East Walker Street, for an enclosed beer garden. Mr. McMillan explained that the fence will be located 30' north of the sidewalk on East Walker Street, and be a 24' length section located west of the Amvets building and connecting to an existing fence and located 51' east of North Sandusky Avenue. It was noted that a variance is required as fences are not permitted in any front yard, or in front of any principal building, or in any yard abutting a public street or alley; and with the exception or rear lot line fences, fences shall not be permitted in a Central Business (CB) District. Mr. McMillan also indicated that pursuant to the City's zoning regulations, the Planning Commission shall review and approve any application to install a fence on a business use property before a zoning permit shall be issued.

A motion was made by Mrs. Brown, seconded by Mrs. Treadway, to approve the Amvets Post 777 application to install a fence on their business property; and have them also apply for a variance with the Board of Zoning Appeals for their request. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Mr. McMillan presented a request from Mr. Dan Thompson, 555 South Warpole Street, for the construction of a 24' x 8' covered porch on the front of his home to be located 9½' from the front property line. It was noted that the City's zoning regulations require a 35' setback, therefore a variance is required for approval.

A motion was made by Mrs. Brown, seconded by Mrs. Treadway, to have Mr. Thompson apply for a variance with the Board of Zoning Appeals for the construction of a covered porch on his property. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a lot split request from the Roger Bowen Family for a 20' x 1,326.49' strip of land located along the south side of ODOT Service Road "C" adjacent to and north of the newly constructed Custom Agri Systems business, located at 1289 North Warpole Street, and extending east. The land will be deeded to the City for the future construction of a roadway.

A motion was made by Mrs. Brown, seconded by Mrs. Treadway, to approve the lot split request from the Bowen Family as presented. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Mr. McMillan presented a 0.749 acre right-of-way dedication from WXZ Retail Group to the City of Upper Sandusky for a strip of land located along the north side of East Wyandot Avenue in front of Advanced Auto Parts, from the east side of River's Edge Lane to the west side of the Steer Barn property.

A motion was made by Mrs. Brown, seconded by Mrs. Treadway, to approve the 0.749 acre right-of-way dedication from WXZ Retail Group to the City of Upper Sandusky. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

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

---

Sarah J. Molnar, Clerk

Scott Washburn, Chairman