

PUBLIC HEARING

January 14, 2010

The January 14, 2010 Public Hearing was called to order at 6:30 p.m. in Council Chambers by Scott Washburn, Chairman. Planning Commission members present were Scott Washburn, Sara Lou Brown, Evie Hall-Case, and Nancy Johnson. Jordan Treadway was absent.

Others present included: Kenneth McMillan, Zoning Inspector; Ken Doseck, Upper Sandusky Schools Superintendent; Chanda Neely, Daily Chief Union; Gary Veith; Don Spiegel; Scot Swinehart; Paul Wagner; Tim Harr; Carolyn Eippert; David Gibson; Lisa Thiel; Kelly Saull; Mary Snyder; Lyn Makeever; John LaVally; and Sarah Bennett, Clerk.

The purpose of this public hearing was to discuss possible amendments to the City's zoning and building regulations.

Mr. McMillan explained an amendment being considered to Section No. 1111.01 Definitions – (37) Home Occupation means the use of a home for a small business or service which is established entirely within the dwelling unit, is conducted primarily by members of the family residing in the residence and, utilizing not more than twenty-five percent (25%) of the dwelling unit on such lot, does not create a traffic problem and must be completely in a building. Amending the word “primarily” to “only” is being considered. Also the addition of the following sentences to this definition is being considered: A home occupation shall in no way alter the external appearance of the principal structure. The only external indication of such home occupation shall be limited to one sign, controlled by the sign regulations of the zoning code. There shall be no outside storage of any kind related to such home occupation. Allowable home occupations are not to be open to the general public nor cause disruption to the neighborhood or the general traffic flow of the area.

Mr. McMillan also reviewed the following amendments to Section 1123.01 Primary Uses being considered:

Accounting, Auditing Services - add primary use in HB

Animal Hospitals - add primary use in HB

Antique, Novelty Shops - change from Home occupation in R-2 to Special use; and change from shopping center, plaza, mall to primary use in HB

Art, Music, Dancing Schools - add primary use in HB

Association and Club Offices - add primary use in HB

Attorneys Offices - add primary use in HB

Bait Stores (Ord.185-9.Passed 7-3-95.) - eliminate primary use in R-3

Bakery, Dairy, Egg Retail (3,000 sq.ft.or less) - change from shopping center, plaza, mall to primary use in HB

Beauty, Barber, Florist, Hat Shops, Tanning Salons - change from shopping center, plaza, mall

to primary use in HB

Beauty and Barber Shops (with 4 operators or less) - add as special use in R-2 and R-3; and change from shopping center, plaza, mall to primary use in HB

Beauty and Barber Shops (only one operator or immediate residing family member) - change

from home occupation to special use in R-

Bicycle Repair - eliminate in R-1, R-2, R-3, and R-3A

Blueprint and Photocopy Services - change from shopping center, plaza, mall to primary use in

HB

Business Consulting Services - change special use to home occupation in R-3; change special use to primary use in LB; add primary use in HB

Camera, Photo Studio Shops - change home occupation to special use in R-2; change from shopping center, plaza, mall to primary use in HB

Chiropractor's Offices - eliminate home occupation in R-1; eliminate special use in R-2; add primary use in HB

Clothing, Shoe, Tailor Stores - change from shopping center, plaza, mall to primary use in HB

Collection Agencies, Investment and Consumer Services - change from shopping center, plaza, mall to primary use in HB

Convenience Stores - eliminate from special use in R-3 and R-3A

Crafts, Needlecraft - change home occupation to special use in R-1 and R-2

Credit and Finance Related Business - change from shopping center, plaza, mall to primary use in HB

Day Care Centers - add primary use in HB

Delicatessen Stores (3,000 sq.ft. in floor area) - change from shopping center, plaza, mall to primary use in HB

Dentist Offices - eliminate home occupation in R-1; eliminate special use in R-2; add primary use in HB

Drugs, Proprietary and Variety Stores (3,000 sq. ft. or less in floor area) - change from shopping center, plaza, mall to primary use in HB

Emergency and Charitable Services - add primary use in HB

Employment and Placement Offices - add primary use in HB

Engineering, Architectural, Urban Planning Services - change special use in R-3 to Home occupation; add primary use in HB

Fire Extinguisher Repair - eliminate as home occupation in R-1 and R-2

General and Health Resorts - add primary use in HB

General Merchandise Stores - change from shopping center, plaza, mall to primary use in HB

Government Offices - add primary use in HB

Governmental Service Buildings - add primary use in HB

Hardware, Paint, Glass Stores - add primary use in LB and GB

Home Bakery and Catering - change from home occupation to special use in R-1 and R-2

Insurance, Real Estate, Title Offices - change from shopping center, plaza, mall to primary use  
in HB

Lapidary and Watch Repair Shops - change from home occupation to special use in R-1 and R-2

Mailing Services - change from shopping center, plaza, mall to primary use in HB

Physician's Offices - eliminate home occupation in R-1

Picture Framing - eliminate from home occupation in R-1; change from home occupation to  
special use in R-2

Private Music, Dance, Baton and Voice Instruction - change from home occupation to special  
use in R-1 and R-2; add primary use in  
HB

Sewing and Alterations - change from home occupation to special use in R-2 and R-3

Shopping Centers, Malls, Plazas - add as primary use in LB and GB

Small Appliance Repair - change from home occupation to special use in R-2 and R-3

Stationery, Book, Jewelry Stores - change from shopping center, plaza, mall to primary use  
in  
HB

Taverns, Night Clubs, Liquor Retail - change from shopping center, plaza, mall to primary  
use  
in HB

Tool Sharpening - eliminate home occupation in R-1; change from home occupation to  
special use in R-2, R-3, and R-3A

Tropical Fish and Supplies - eliminate home occupation in R-1; change from home  
occupation to special use in R-2, R-3, and R-3A

Veterinarian Offices - change from shopping center, plaza, mall to primary use in HB

Video Rental Stores - change from shopping center, plaza, mall to primary use in HB

Several visitors of the meeting addressed the Planning Commission and voiced their concerns of the negative effects of the proposed changes.

Other visitors voiced their support of the proposed changes.

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

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Sarah J. Bennett, Clerk

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Scott Washburn, Chairman

PLANNING COMMISSION

January 14, 2010

The January 14, 2010 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, and Nancy Johnson. Jordan Treadway was absent.

Others present included: Kenneth McMillan, Zoning Inspector; Ken Doseck, Upper Sandusky Schools Superintendent; Chanda Neely, Daily Chief Union; Gary Veith; Don Spiegel; Scot Swinehart; Paul Wagner; Tim Harr; Carolyn Eippert; David Gibson; Lisa Thiel; Kelly Saull; Mary Snyder; Lyn Makeever; John LaVally; Dale Rowe; Dave Westbrook; and Sarah Bennett, Clerk.

The minutes of the December 10, 2009 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Mr. Lyn Makeever, Makeever and Associates, presented site plans for the proposed Upper Sandusky Senior Apartments to be located at the southwest corner of East Wyandot Avenue and Westbrook Boulevard. It was noted that the necessary permits are being obtained for this project. Mr. McMillan indicated that the site plans meet and exceed the City's zoning requirements.

A motion was made by Mrs. Brown, seconded by Mr. Washburn, to approve the site plan for the proposed Upper Sandusky Senior Apartments. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members discussed possible amendments to the City's zoning regulations as reviewed in the Public Hearing held prior to this meeting. Mrs. Johnson also suggested the elimination of Single Family Dwelling as a primary use from Public Facilities. Amending Section 1123.04(a)(1) which currently states: Notification by mail to individual property owners of the public hearing before City Council is not mandatory; by deleting the word "not" and making notification mandatory was also discussed. Planning Commission members also discussed the possibility of reducing the current fee of \$200.00 for a special use permit.

A motion was made by Mrs. Johnson, seconded by Mrs. Hall-Case, to table further discussion of amendments to the City's zoning regulations and schedule another public hearing to be held before the February 11, 2010 Planning Commission meeting. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Mr. McMillan reported that construction has been completed on the new car wash located along East Wyandot Avenue.

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