

PLANNING COMMISSION

October 13, 2011

The October 13, 2011 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; and Sarah Bennett, Clerk.

The minutes of the September 8, 2011 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members again discussed the possibility of establishing rules and regulations for derelict properties located within the City. It was noted that Mr. McMillan forwarded sample regulations from other cities to the members of the Planning Commission for their review. Mr. McMillan noted that there are some homes within the City that have not been occupied for ten years or more. Planning Commission members discussed the possibility of placing a five year limit for a home to remain unoccupied and then impose an annual penalty on the property owner that would increase each year. Planning Commission members agreed to hold a Public Hearing on this issue to begin at 6:30 p.m. prior to the November 10, 2011 Planning Commission meeting.

Planning Commission members again discussed a concern previously presented concerning fencing around small swimming pools. Mayor Washburn indicated that City Council member Kyle McColly presented the concern, so it was decided that Mr. McColly will be invited to attend the next Planning Commission meeting so additional information can be obtained.

Mr. McMillan presented a request from Mr. Erik Beeler, 452 Maple Street, for the placement of a 6' privacy fence in the rear yard of his property. The proposed fence will maintain a 2' setback from the north property line to the rear of the lot and an 8' setback from the east property line. Mr. McMillan indicated that the City's zoning regulations require a 10' setback from property lines, therefore requiring a variance.

A motion was made by Mrs. Treadway, seconded by Mrs. Brown, to have Mr. Beeler apply for a variance with the Board of Zoning Appeals for the privacy fence he has requested. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

A request was presented from Mr. Rodney Frey to remove the existing structure located at 437 West Wyandot Avenue and replace it with a new home to maintain a 15' front yard setback. Mr. McMillan noted that a variance is required for this request because the City's zoning regulations require a 35' setback.

A motion was made by Mrs. Johnson, seconded by Mrs. Treadway, to have Mr. Frey apply for a variance with the Board of Zoning Appeals for the requested setback on the new home. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

A request was also presented from Mr. Kenneth Edler, 423 West Guthrie Street, for the addition of a 24' x 7' covered porch with 4' railing on the front of his home to maintain an 8' setback from the front property line; and to replace his existing 18' x 24' attached garage with a new garage to be in the same location sitting on the side property line. Mr. McMillan stated that pursuant to the City's zoning regulations the covered porch is required to maintain a 35' setback and a 5' setback is required for the garage, therefore a variance is required for these requests.

A motion was made by Mrs. Treadway, seconded by Mrs. Brown, to have Mr. Edler apply for a variance with the Board of Zoning Appeals for his covered porch and garage variance requests. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Mr. McMillan presented a request from Mr. Bill Gaietto, representing Reineke Motors located at 1045 East Wyandot Avenue, for a new 63' x 2' illuminated wall sign and an 8' x 12' illuminated monument sign to be 14' high. Mr. McMillan indicated that the total square footage of the proposed wall sign exceeds the allowable amount as described in the City's zoning regulations; and the height of the monument sign also exceeds the 10' maximum height allowable, therefore a requiring a variance.

A motion was made by Mrs. Johnson, seconded by Mrs. Hall-Case, to have Mr. Gaietto apply for a variance with the Board of Zoning Appeals for the new proposed signs at Reineke Motors. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Mr. McMillan reported that Bob Evans Restaurant, 1730 East Wyandot Avenue, is currently undergoing an interior renovation.

Mr. McMillan also reported that the Woda Group is purchasing Maplewood Village apartments located along Highland Parkway and will be renaming the apartments Crawford Place.

Mrs. Brown expressed a concern of cars being parked in the tree lawn of a home located on East Bigelow Street. Mr. McMillan noted that the construction of a storage building was recently completed at the rear of this property.

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

Sarah J. Bennett, Clerk

Scott Washburn, Chairman