

PLANNING COMMISSION

May 7, 2012

The May 7, 2012 Planning Commission meeting was called to order at 6:45 p.m. by Scott Washburn, Chairman. Planning Commission members present were Scott Washburn, Sara Lou Brown, and Evie Hall-Case. Nancy Johnson and Jordan Treadway were absent.

Others present included: Kenneth McMillan, Zoning Inspector; Mark Ellis, Law Director; Don Spiegel; Bill Thornton; Scott Swinehart; John Frederick; and Sarah Bennett, Clerk.

The minutes of the April 2, 2012 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

It was mentioned at the April 2, 2012 Planning Commission meeting that there is a shed that is deteriorating badly that is located on the rear of a property that is adjacent to Harrison Smith Park. Contact was made with the property owner and the removal of this shed is being addressed.

Mr. McMillan presented a request from Mr. Pete Haff, 355 West Johnson Street, to remove his existing 20' x 35' garage and replace it with a 24' x 35' garage to be located 4' from the side property line to the west and 5' from the rear property line to the south. It was noted that the City's zoning regulations require a 10' setback from the side property line and a 25' setback from the rear property line, therefore a variance is required.

A motion was made by Mrs. Brown, seconded by Mrs. Hall-Case, to have Mr. Haff apply for a variance with the Board of Zoning Appeals for the replacement of his garage as requested. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Mr. McMillan also presented a request from Mr. Cory Sayre, 213 East Johnson Street, for an 18' x 15' addition to the rear of his garage and an 18' x 16' addition to the front of his garage, with the rear addition to be 4' from the rear property line and both additions to be located on the side property line to the west. It was noted that the City's zoning regulations require a 10' setback from any property line and the buildings to be connected by a common fire wall, therefore requiring a variance.

A motion was made by Mrs. Brown, seconded by Mrs. Hall-Case, to have Mr. Sayre apply for a variance with the Board of Zoning Appeals for his proposed garage additions. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Mr. McMillan presented information from Mr. Victor Koehler, Koehler Surveying, for the two adjacent properties that were previously owned by Mr. Virgil Wright located at the corner of South Eighth Street and West Hicks Street and were sold recently after the City contacted Mr. Wright and asked him to clean up these properties. The information presented addressed the possibility of adjusting the lot sizes for these two properties, with the corner lot to be 46.5' x 106.5' and the lot to the west to be 63.5' x 46.5'. Mr. McMillan indicated that a variance is required for this request.

A motion was made by Mrs. Brown, seconded by Mrs. Hall-Case, to have the current owner of the properties previously owned by Mr. Virgil Wright apply for a variance with the Board of Zoning Appeals to adjust the sizes of these lots. Upon Voice Vote, all members voted Yes. The Chairman declared the motion carried.

Mr. McMillan presented plans received from Mr. Wes Harr for the renovation of his building located at 401 North Sandusky Avenue. It was noted that the plans are ready to be submitted to the State in order to obtain State approval for the renovation. The property will also include fourteen (14) parking spaces.

Mr. McMillan noted that the sixty (60) day notice included in letters sent to certain property owners of unsafe structures has passed, but all of the property owners notified are currently working on these structures. Planning Commission members agreed to wait until the next meeting to see if these property owners are making progress on their properties.

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

Sarah J. Bennett, Clerk

Scott Washburn, Chairman