



Planning & Zoning Commission
Tuesday, October 12, 2021 - 6:30 PM
MINUTES

1. Call to Order

Chairman Ryan Green called to order the Planning and Zoning Commission meeting for October 12, 2021 at 6:30 p.m.

2. Roll Call

Present - Chairman Ryan Green, Ron Danne, Jesse Coppel, Ben Lee, Jon Merriman
Absent - None

Staff present - Bailey Klimchak - Village Planner, Marvin Block - Council member, Jim Blair - Zoning Inspector,

Public present - Mary Queen Cool, Travis Van Deest

3. Pledge of Allegiance

4. Public Comment

No comments

5. Approval of Minutes

a. September 28, 2021

ACTION: Ryan Green moved to Approve as written; Benjamin Lee seconded and all were in favor.

AYES: Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman

NOES: None

ABSTAIN: None

Passed 5 - 0

6. Zoning Ordinance Draft

a. [Finish 34.09 - begin 35.00](#)

Mr. Lee updated the commission that it was approved to move forward with Kim Littleton and the \$2,000 estimate for the sign piece. Ms. Klimchak said she had her first meeting with him and the design team today, they are getting started.

Commissioners continued review of the zoning code draft beginning with Section 34.09(J) Additional Signage Requirements. Discussions on illumination, changeable copy and electronic message center signs, non-conforming and abandoned signs. Completed review

of Section 34, Ms. Klimchak edited as discussed.

Brief overview and discussion on beginning Article 35 Sexually Oriented Business; Commissioners to review sections and email questions or comments on the draft to Ms. Klimchak.

7. Zoning Inspector

- a. September 2021 Zoning Report
Review of Mr. Blair's report; questions answered.

8. Other Business

1. Mr. Lee referenced the Corridor District on the map on page eight of the Design Review Standards document and regulations that call for buildings to be pretty close to the road; said in an area that has a speed limit of 55 mph, that feels like a little bit of a miss. His suggestion is to remove parcels from the Corridor District map that are within the 55 mph zone. Discussion and opinions given; Mr. Lee said he thinks that area needs to have buildings, at this moment, further back from the road because of the inherent safety risks of having a higher speed limit. He does not think it is a risk with aesthetics in that area and if and when the speed limit drops and that corridor meets more of the intent behind the corridor district, it would be easy enough to add those parcels back in to the overlay district. Mr. Green's opinion is that they can ask for a variance. Mr. Coppel said if variances will be given, they might as well take the parcels out now. Mr. Green added that there is a vision for that area and businesses should be held to the standard.

ACTION:	Benjamin Lee moved to remove those parcels from the Corridor District; Ron Danne seconded and the vote was as follows:
AYES:	Ron Danne, Jesse Coppel, Benjamin Lee
NOES:	Ryan Green, Jon Merriman
ABSTAIN:	None

Passed 3 – 2 Forwarded to Council

2. Discussion on definitions of hotel, motel and short-term/transient accommodations. Mr. Lee said Upper Arlington recently enacted a conditionality to Airbnb's, they updated definitions and prohibited in residential districts; his proposal is to redefine what we have in our zoning code under 1121.02a35 to use what Upper Arlington has as a definition for "hotel" and "motel". Also suggests adding to 1121.02a90 a new definition for "transient accommodations" which would cover Airbnb's and update SR-1, SR-2, UR-1, UR-2 and AR-1 to prohibit hotel and transient accommodations in residential districts and update in 1155, 1157, 1167 and 1169 (GCC-1, GCC-2, VC and Village Commercial) to conditional.

ACTION:	Benjamin Lee moved to move forward with this as written in Ordinance form to Council; Ryan Green seconded and the vote was as follows:
AYES:	Jon Merriman, Jesse Coppel, Ben Lee, Ron Danne, Ryan Green

NOES: None
ABSTAIN: None

Passed 5-0 Forwarded to Council

3. Jim Blair updates: said he is still conversing with the person interested in having a Dunkin Donuts here. Also got Licking County Building Codes involved with the White Cross Lodge building, they had someone who inspects properties for Newark inspect the building, said it was safe except the carbon monoxide level.

4. Updates given on upcoming applications for next meeting; Concord East and a COA for a privately owned building on the property behind Wendy's.

9. Adjourn

ACTION: Benjamin Lee moved to Adjourn; Ryan Green seconded and all were in favor.
AYES: Ryan Green, Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman
NOES: None
ABSTAIN: None

Passed 5 - 0

Meeting adjourned at approximately 8:30 pm