



Planning & Zoning Commission
Tuesday, July 14, 2020 - 6:30 PM
MINUTES

1. Call to Order

Chairman Ryan Green called to Order the Planning and Zoning Meeting for July 14, 2020 at 6:35 PM.

2. Roll Call

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

Staff present - Planner Bailey Klimchak, Jim Blair, Cheryl Robertson, Teresa Monroe

Public present - Melissa Gillespie plus one, Sean Staneart

3. Pledge of Allegiance

4. Public Comment

1. Sean Staneart - Jacob White Rd.

- Asked if there was interest or any other development updates with regard to the Michaelson property or Anne Evan's property on Caswell. Bailey Klimchak said there is interest in the Michaelson property by Fischer Homes, they are working on a development plan but no applications have been submitted to the village; has no update on the Caswell Road property.

5. Approval of Minutes

a. June 23, 2020

ACTION: Ryan Green moved to Approve; Benjamin Lee seconded; four were in favor, one abstained.

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

NOES: None

ABSTAIN: Jesse Coppel - due to absence

Passed 4 - 0

6. Application # 2020-194-Z

a. Home Occupation Permit; 449 Lakeview Drive

Melissa Gillespie came seeking a Home Occupation permit for dog grooming. She has professionally groomed dogs for eighteen years and has a desire to work from home to be with her son. Grooming hours would be 8:30 a.m to 4:30 p.m Monday through Friday by appointment only for three to four dogs per day. Mr. Coppel asked if there would be signage, Mr. Blair said no. Mr. Coppel also had concerns about parking; it was stated that the appointments would limit the amount of traffic and vehicles parking at the same time. Mr. Green inquired on other approved Home Occupation Permits; Mr. Blair reviewed some recent approvals providing precedent. Ms. Gillespie said she has spoken with her neighbors who are in favor of the business. Mr. Lee noted Ord. 1173.03 and said for him, it meets the criteria and can appreciate wanting to work from home. Mr. Danne asked about other employees; Ms. Gillespie said she has no plans to hire anyone else; in the event she would get that busy, people would just have to wait for an appointment or she would move to a store front, but her desire is to stay at home.

Public Hearing: There were no comments either for or against the application.

ACTION:	Jesse Coppel moved to Approve; Ron Danne seconded and the vote was as follows:
AYES:	Jesse Coppel, Ryan Green, Ron Danne, Jon Merriman, Ben Lee
NOES:	None
ABSTAIN:	None

Passed 5 - 0

7. Comprehensive Plan

a. Plan Draft

Bailey Klimchak said maps discussed last time have been updated; reviewed some edits made based on comments from last meeting; noted an addendum could be added to include any updated census data. Zoning Commissioners provided further comments on the draft; Ms. Klimchak will make edits discussed. There was discussion on the Future Land Use map; board decision to review specifically over the next two weeks and talk about it at next meeting.

Chairman Green opened the floor for public comments:

1. Sean Stanearth - Jacob White Road

- Provided some outside perspective with comments on some maps within the plan.
- Reviewed notes he had on specific action items within the plan.

Open discussion continued on many items in the draft.

b. Legislation Draft

No action on legislation draft.

8. Zoning Inspector Report

a. June 2020

Commissioners inquired on specific items in the report; Jim Blair provided updates.

Mr. Lee inquired about the temporary Centex sign at the Pulte Home development entrance; the sign was granted for one year. Mr. Blair said he would check on it.

Mr. Green noted several property code violations for Mr. Blair to address.

Mr. Lee asked if there had been any further water run-off issues at the construction site for Johnstown Pointe; there have been no complaints.

9. Other Business

None

10. Adjourn

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

AYES: 5

NOES: None

ABSTAIN: None

5 - 0

Meeting adjourned at 8:28 p.m.