



Planning & Zoning Commission
Tuesday, November 23, 2021 - 6:30 PM
MINUTES

1. Call to Order

Chairman Ryan Green called to order the Planning and Zoning Commission meeting for November 23, 2021 at 6:30 p.m.

2. Roll Call

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

Staff present - Bailey Klimchak - Village Planner, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Mary Queen Cool, Cheryl Malone

3. Pledge of Allegiance

4. Public Comment

No comments

5. Approval of Minutes

a. November 9, 2021

ACTION: Ryan Green moved to Approve as written; Jesse Coppel 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. Application # Z-21-186

a. Variance; 144 Payne Street

Ron Danne is the architect for the project and stepped down from the board to present the application.

Zoning Inspector Jim Blair introduced the project and provided history and background summarized in the staff report.

Mr. Danne reviewed the application and the variance request for a reduction in the side

yards, front and rear yard setbacks. Review of the proposed site plan and preliminary house design. Mr. Blair said that sidewalk will be required along Payne. Discussion on fire code and revitalization in the area.

Mr. Lee said the metrics for UR-2 and what is being presented really aren't that different in his opinion, the differences aren't that severe. Said the lot coverage for green space feels good to him.

Ryan Green noted the required minimum lot size of 7500 square feet and the current lot being 3,750; discussion on conformity in the neighborhood and most lots being the same size. Bailey Klimchak added that infill lots are identified in the Comprehensive Plan.

Public Hearing

1. Cheryl Malone; 183 W. Jersey

- They have been trying to buy this lot for some time
- Was originally part of their land track, this is the back half of their original lot; they would like to buy it, not to build on, but to extend their privacy fence and add to their back yard
- Provided some history on sales of the lot
- Nothing against anyone but really doesn't know that she wants a house that far away from their fence
- Would not want a rental beside them
- Have shown interest in this property for fourteen years, wanted to put it back how it belongs

Jesse Coppel said they could always get the owner information and make them an offer; if the variance is approved, it doesn't mean they cannot make a good offer that is more appealing than building a house.

Ron Danne added that the applicant is building the house to sell as a single family home, not a rental.

Ben Lee reviewed the Planning Considerations for approval in 1133.03(f) and said for him, looking at the neighborhood in general and putting a home in that space makes sense; the variance requests aren't substantial enough to make a huge difference and to Jesse's point, if a variance is granted this evening, it doesn't necessarily mean anything has to move forward, but it could as proposed. It makes sense to him to grant the variance.

ACTION:	Benjamin Lee moved to grant Variance Application Z-21-186; Ryan Green seconded and the vote was as follows:
AYES:	Jesse Coppel, Ben Lee, Chairman Green, Jon Merriman
NOES:	None
ABSTAIN:	Ron Danne; due to conflict of interest, Mr. Danne is the architect.

Passed 4 - 0

7. Zoning Code Ordinance Draft

a. [Articles 38 and 39](#)

Commissioners continued review of the draft, beginning with Article 38 Site Improvements and worked through Article 39.

Discussions on street signs, water meter pits, buffering and promoting walkability and connectivity.

Review of Appendix A and the list of acceptable trees. Commissioners confirmed that the Tree Commission had reviewed and approved.

Review of Appendix B which provides some definitions on what the types of streets are.

All edits and comments noted by Bailey Klimchak. Planning and Zoning Commission completed their review of the Zoning Code Ordinance Draft.

8. Other Business

1. Bailey provided update on next meeting application considerations; Conditional Use and a COA
2. Next meeting reminder, on a Wednesday in one week
3. Next steps on the zoning draft; Bailey to go through and address all the comments and check in with other departments and legal on a couple things; then will bring back to Planning and Zoning for recommendation to council.

9. Adjourn

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

AYES: Chairman Green, Ron Danne, Jesse Coppel, Ben Lee, Jon Merriman

NOES: None

ABSTAIN: None

Passed 5 - 0

Meeting adjourned at 7:17 pm