



Planning & Zoning Commission
Tuesday, January 25, 2022 - 6:30 PM
MINUTES

1. Call to Order

Ryan Green called to order the Planning and Zoning Commission meeting for January 25, 2022 at 6:30 p.m.

2. Swear In New Members

Charlie Campbell, Walter Raub, Jon Merriman and Ryan Green took the Oath of Office and were sworn in as Planning and Zoning Commission members by the Clerk of Council.

3. Roll Call

Present - Charlie Campbell, Jesse Coppel, Ryan Green, Jon Merriman, Walter Raub
Absent - None

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

Public present - Chris Geiser, Jack Rardin

4. Pledge of Allegiance

5. Chair and Co-Chair elections

Jon Merriman and Ryan Green expressed interest in being named Chairman; Jesse Coppel said he had interest in being Vice-Chair.

ACTION: Jesse Coppel nominated Jon Merriman for Chairman; Walter Raub seconded and the vote was as follows:

AYES: Jesse Coppel, Walter Raub

NOES: Charlie Campbell

ABSTAIN: Ryan Green, Jon Merriman; conflict of interest

Passed 2 - 1

ACTION: Ryan Green nominated Jesse Coppel as Vice-Chairman; Jon Merriman seconded and the vote was as follows:

AYES: Jesse Coppel, Ryan Green, Jon Merriman, Walter Raub, Charlie Campbell

NOES: None

ABSTAIN: None

Passed 5 – 0

6. Public Comment

Public Comments: There were no comments

7. Approval of Minutes

- a. December 1, 2021 b. December 13, 2021

ACTION: Jon Merriman moved to Approve en bloc; Jesse Coppel seconded. Mr. Raub noted correction needed to spelling of he and his wife's last name in the December 1st minutes, clerk to correct; the vote was as follows:

AYES: Charlie Campell, Jesse Coppel, Ryan Green, Jon Merriman, Walter Raub

NOES: None

ABSTAIN: None

Passed 5 - 0

8. Tabled Applications

- a. Application Z-21-203 COA, ACE Hardware; TABLED December 1, 2021 (Nothing new submitted)

Planner Bailey Klimchak said Commissioners do not need to take this application off of the table but she did want to let them know that ACE has requested a work session with Planning and Zoning; she recommends if they do hold a work session to have the Design Review Board present to learn more about COA's. Commissioners set the work session for February 8th at 5:00 pm.

9. Variance; 350 Fondriest Road

- a. Application # Z-21-223

Schlabach Builders is requesting a side set back reduction on a corner lot to allow for a third car garage; a reduction of 1.2 feet is necessary. Jim Blair reviewed details of the application and staff report; staff recommendation is to grant the variance. Cris Geiser with Schlabach was present for the application. Mr. Blair noted that there was no objection to public notice sent out. Commissioners addressed any concerns with questions to the applicant and reviewed the Planning Considerations.

ACTION: Jesse Coppel moved to Approve; Charlie Campbell seconded and the vote was as follows:

AYES: Jon Merriman, Walter Raub, Charlie Campbell, Jesse Coppel

NOES: None

ABSTAIN: Ryan Green, conflict of interest (said it is his parents house and he is the realtor)

Passed 4 - 0

10. Concord Crossing East Preliminary Plat Application

a. Application # Z-22-13

A written statement from the applicant was read for the record:

" I Joe Ciminello request our Preliminary Plat before Planning Commission 1/25/22 be tabled until February 22nd, 2022. I will not contest it be heard within 30 days of filing date"
Signed Joe Ciminello

ACTION:	Jon Merriman moved to table; Walter Raub seconded and the vote was as follows:
AYES:	Jon Merriman, Walter Raub, Charlie Campbell, Jesse Coppel, Ryan Green
NOES:	None
ABSTAIN:	None

5 - 0

11. Zoning Inspector

a. December 2021 Report b. 2021 Permit Summary

Brief review of the Zoning Inspector reports; Jim Blair answered Commissioner questions on various items.

12. Review 2021 Goals and begin writing 2022 Goals

Review of 2021 goals accomplished:

1. Adopted an annexation policy
2. Adopted a Comprehensive Plan update
3. The new Planning and Zoning code has not yet been adopted but Commissioners have completed review and edits
4. Adopted Commercial and Residential Design Standards
5. Did investigate Auxiliary Dwelling Units

Some background provided for new members, began discussion on priorities and goals for 2022; Ms. Klimchak started a draft list and will send out to members for review and to add their proposals for discussion next meeting.

a. 2021 Goals

Commissioners reviewed 2021 goals and accomplishments and discussed desired goals for 2022; Bailey Klimchak noted the draft list and will email out to members to review and think about others.

13. Other Business

1. Bell stores application coming. Discussion on preservation of the trees on the lot.
2. Ms. Klimchak said the Law Director is reviewing the city's new Tree Ordinance.

14. Adjourn

ACTION: Jon Merriman moved to adjourn; Ryan Green seconded and all were in favor.

AYES: Ryan Green, Jesse Coppel, Jon Merriman, Charlie Campbell, Walter Raub

NOES: None

ABSTAIN: None

Passed 5 - 0

Meeting adjourned at 7:08 p.m.