



Planning & Zoning Commission
Tuesday, November 22, 2022 - 6:30 PM
MINUTES

1. Call to Order

Chairman Green called to order the Planning and Zoning Commission meeting for November 22, 2023 at 6:30 p.m.

2. Roll Call

Present - Chairman Ryan Green, Jesse Coppel, Steve Dyer, Benjamin Lee
Absent - Walter Raub

Staff present - Sean Staneart - Acting City Manager, Jim Blair - Zoning Inspector, Teresa Monroe - Clerk of Council

Public present - Lewie Main, Rachel Wolff, Ashley Fowler, Mary Queen Cool, Travis Van Deest

3. Pledge of Allegiance

4. Approval of Minutes

a. October 25, 2022

ACTION: Benjamin Lee moved to approve as written; Jesse Coppel seconded and all were in favor.

AYES: Ryan Green, Jesse Coppel, Steve Dyer, Benjamin Lee

NOES: None

ABSTAIN: None

Passed 4 - 0

5. Public Comments on Items Not on the Agenda

No comments

6. Tabled Applications

a. Application # Z-22-159 Zoning Map Amendment TABLED AUGUST 9, 2022

No movement, application to remain tabled.

b. Application # Z-22-191 Conditional Use Permit; 18 S. Main Street TABLED SEPTEMBER 13, 2022

Motion: Steve Dyer moved to take the application from the table.

Ben Lee asked that the active application on the agenda be heard first. Mr. Dyer withdrew his motion.

ACTION: Benjamin Lee moved to amend the agenda and hear item seven first; Ryan Green seconded and the vote was as follows:
AYES: Ben Lee, Steve Dyer, Jesse Coppel, Ryan Green
NOES: None
ABSTAIN: None

Passed 4 - 0

7. Application # Z-22-234 Variance; 900 W Coshocton St.

a. Variance Application & Staff Report

Ashley Fowler and Rachel Wolff were present for the application on behalf of Chase Bank. The applicant requests variances for wall signs to allow three, and for street trees to allow them to be clustered at the corners of the lot rather than across the front, to allow for brand and building visibility.

Board review of the application, discussion on signage and location; discussion on placement of trees and City Ordinance 1183.08(h).

ACTION: Ryan Green moved to approve with two wall signs and to deny the tree portion; Steve Dyer seconded and the vote was as follows:

AYES: Steve Dyer, Jesse Coppel, Ryan Green, Ben Lee

NOES: None

ABSTAIN: None

Passed 4 - 0

Back to agenda item 6 b. Application # Z-22-191 Conditional Use Permit; 18 S. Main Street TABLED SEPTEMBER 13, 2022

ACTION: Ryan Green moved to bring this off the table; Benjamin Lee seconded and the vote was as follows:

AYES: Jesse Coppel, Ryan Green, Ben Lee, Steve Dyer

NOES: None

ABSTAIN: None

Passed 4 - 0

Chairman Green said there was debate on this application at the last meeting when it was tabled. No new materials have been received from the applicant.

Applicant Travis Van Deest was present for the application. Review of Mr. Van Deest's photos and drawings and the layout of the building, discussion on plans for the interior.

Public Hearing

1. Lewie Main

- Said the downtown area historically had second story residential apartments
- Said that people live on the first floor in the hotel. Mr. Coppel said they do not any more.

Motion: Mr. Green moved to approve application Z-22-191 as written.

Ben Lee clarified that the applicant is asking for Transient Accommodations to be allowed on the first and second floors of the building.

Mr. Lee commented that he would be supportive of the second floor because it has been approved in the downtown space, he would not be supportive on the first floor as a conditional use. The code has been revised for the first floor to be maintained as a commercial space.

Mr. Green withdrew his motion to approve.

Ben reviewed 1131.03 General Standards a - i.

ACTION: Benjamin Lee moved to approve application #Z-22-191 Conditional Use permit for 18 s. main, with the condition that it is for second floor only; Steve Dyer seconded and the vote was as follows:

AYES: Jesse Coppel, Ryan Green, Ben Lee, Steve Dyer

NOES: None

ABSTAIN: None

Passed 4 - 0

8. Zoning Inspector

a. October 2022 summary

Jim Blair reviewed items in his report and answered questions of the board.

9. Other Business

1. Next meeting review signs.

10. Adjourn: Chairman Green moved to adjourn, Mr. Lee seconded and all were in favor. Meeting adjourned at 8:30 pm.