



Planning & Zoning Commission
Tuesday, August 11, 2020 - 6:30 PM
MINUTES

1. Call to Order

Chairman Ryan Green called to order the Planning and Zoning Commission meeting for August 11, 2020 at 6:34 p.m.

2. Roll Call

Present - Chairman Ryan Green, Vice-Chair Ron Danne, Jesse Coppel, Benjamin Lee, Jon Merriman

Absent - None

Staff present - Bailey Klimchak - Village Planner, Jim Blair - Zoning Inspector, Jim Lenner - Village Manager, Marvin Block - Village Council, Cheryl Robertson, Teresa Monroe - Clerk of Council

Public present - Kady

3. Public Comment on items not on agenda

None

4. Approval of Minutes

a. July 28, 2020

ACTION: Benjamin Lee moved to Approve; Ryan Green seconded and the vote was as follows:

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

NOES: None

ABSTAIN: None

Passed 5 - 0

5. Interim Design Guidelines

a. Draft Resolution 2020-XX

Bailey Klimchak presented a draft resolution for design guidelines copied from the Strategic Plan to act in the interim until permanent design guidelines are completed by the third party. Mr. Lee noted his previous recommendations added along with two additional items he would like to incorporate; *objective number one: Policies and Recommendations and Utilization of Existing Vegetation and Topography*. Bailey said she would add in as long as OK with other commission members, there were no objections.

Chairman Green opened the floor to any public comments; there were none.

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

Passed 5 - 0

Ms. Klimchak said she would get the changes complete and send to Council next week.

6. Zoning Inspector

a. Inspector Report

Zoning Inspector report was sent out with the packet. Jim Blair answered questions of Board Members relative to his report; discussion on specific disabled vehicles and other property violations. Discussed allowance of "tent" style garages and writing legislation to prohibit. Jim to forward reports on garage addition at 105 Saratoga to Commissioners. Discussion on potential for assisted living home noted in report followed by further discussion on the former nursing home, behavior control patients, Conditional Use permits. Member of the public Kady asked about status of the old nursing home on Main Street. Mr. Block provided an update from a conversation with one of the owners; it is currently for sale and said he wants a million dollars for the building, it needs a lot of work inside and it is behind on property tax. Mr. Block asked if the signs at the old Coughlin building were in compliance; Mr. Blair said he approved temporary signs for the businesses until after ODOT gives US62 plans for that area, then the owner will install a permanent multi-tenant sign.

7. Other Business

1. Ryan Green would like to coordinate a meeting with the Parks and Rec committee to discuss Raccoon Creek Park, in the evening when his contacts could attend; Ms. Klimchak asked him to reach out to the committee Chair, Carol Van Deest.
2. Mr. Coppel asked about the property with the dumpsters on Track Street; Ms. Klimchak said that issue is currently with legal counsel and she is unable to comment publicly. Mr. Coppel asked if there was a commitment on when that would come out of legal; Ms. Klimchak said no. Mr. Coppel addressed Mr. Blair again on the property zoning and Ms. Klimchak said again, they are not able to comment on this publicly. Mr. Coppel said his understanding is if someone is in breach of a zoning violation, that is not something to normally go to legal about; Ms. Klimchak said that it was something to go to legal about. Mr. Coppel asked about the meeting between legal council and staff; Ms. Klimchak said village legal council is going to take action and she is not allowed to comment on what that action will be. Chairman Green said as long as the Board is kept updated and it is moving forward that is what they are looking for. Mr. Green asked if Village Council could get more information on this; Ms. Klimchak said if they have an Executive Session, yes. Marvin Block said he would request Executive Session with council for an update from the Law Director.
3. Ms. Klimchak noted the lot on US62 beside the Shell station is for sale; it would be great for commercial or office, not great for a drive through because of a stacking issue.

8. Adjourn

There was no further business.

ACTION:	Ryan Green moved to adjourn; Benjamin Lee seconded and all were in favor
AYES:	5
NOES:	None
ABSTAIN:	None

5 - 0

The meeting adjourned at 7:30 p.m.