

## **PLANNING & ZONING COMMITTEE**

**NOVEMBER 20, 2019**

The meeting was called to order at 5:30 p.m. by Chairman Tim McCarthy. Committee members present were Tim McCarthy, Jonathan Smith and Becky Williams. Also present were Bridgette Kabat, City Administrator, Laura Alkire, Law Director, Brody Walters, Planning and Zoning Administrator and Mark Easterling, Deputy Planning and Zoning Administrator.

### **APPOINTMENT TO HISTORIC LANDMARKS COMMISSION**

Mr. McCarthy moved to go into Executive Session to discuss the appointment of a public official. Seconded by Ms. Williams. The Committee went into Executive Session at 5:30 p.m. They returned from Executive Session at 5:42 p.m. The Committee agreed 3-0 to recommend appointment of Jeff Oster to the Historic Landmarks Commission.

### **COE COURT PARK LAND REZONING REQUEST**

Mr. Walters gave the history of the rezoning request for two City-owned parcels on Coe Court. He said that his recommendation was to zone both parcels Park, which would allow for either a passive or active park but would also alert future buyers of property in that area of the proposed highest use of the property. The Planning Commission recommended 6-0 to rezone the parcel currently zoned R3 (Single Family Residential) to S1 (Scenic and Open Space) and to leave the zoning of the other parcel as is. Mr. McCarthy said that it makes more sense to him to zone it Park because it doesn't mean it will be an active park. Mr. Smith said that a walking path through the woods would be unique for the City, and there is not even room for soccer or baseball fields. He added that his primary goal was to remove the R3 zoning. The Committee agreed 3-0 to recommend that the two City-owned parcels identified as Q61-100-130000040004 and Q61-100-130000040001 be rezoned to P (Park).

### **HISTORIC DISTRICT ORDINANCE REVIEW**

Mr. McCarthy moved to go into Executive Session to discuss pending litigation. Mr. Smith seconded. The Committee went into Executive Session at 5:59 p.m. They returned from Executive Session at 6:23 p.m.

Mr. McCarthy said that the City has had the Historic District Ordinance for decades and it has not been updated. He said that he would like to keep this item on the agenda. Ms. Alkire distributed a sample of a historic preservation ordinance she pulled from the Ohio History Connection. She said that she found a grant funding opportunity through the Ohio History Connection and applications are due February 1, 2020. She said that, if approved, the grant funds can be used for updating guidelines or education of commission members. She said she will email the link to the Committee members. Mr. McCarthy said that he would be in favor of anything that can be done

administratively. He said that in the past there had been some discussion about sending a letter to property owners in the District reminding them of the guidelines.

### OTHER BUSINESS

There was a brief discussion about a criminal versus civil enforcement code for Planning and Zoning. Mr. Alkire said that they are pursuing the criminal path right now, and she has not prepared any draft language. Mr. Smith said that he does not like the idea of criminally prosecuting someone for not painting their shed. Ms. Alkire said that there are sections of the Code that refer to any other remedy according to law, and she is leaning on that for a civil remedy.

### LAND USE PLAN UPDATE

Mr. Walters reported that two RFP's were received for the Land Use Plan Update. The Administration will be reviewing and determining the road map moving forward.

### SUBDIVISION ESCROWS

Ms. Kabat stated that the Code allows developers to provide cash or escrow for infrastructure improvements. She said that the City has found that the escrow accounts provided by some developers are actually a line of credit that the City has no access to. She said that the Administration has been discussing this internally, as there is a need to make some modifications to the Code to hold the City harmless.

There being no further business, the meeting adjourned at 6:52 p.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Timothy G. McCarthy". The signature is written in a cursive, flowing style.

Tim McCarthy, Chairman  
Planning & Zoning Committee

***Next meeting: Wednesday, December 11, 2019 at 5:30 p.m.***