

PLANNING & ZONING COMMITTEE

OCTOBER 13, 2021

The meeting was called to order at 5:31 p.m. by Chairperson Tim McCarthy. Committee members present were Barry VanHoozen, Tim McCarthy, and Cory Kuhlman. Also present were Kate Sandretto, Law Director, Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

CITIZENS' CONCERNS

Ray and Nancy Heath, 28596 Woodland Ave, asked if the City could revisit the Ordinance that allows RVs in driveways seven months a year, April 1st – October 31st, as their next door neighbor has been parking his RV in the driveway blocking their sightline. The Committee members and Mr. Walters spoke about the possibility of taking this to the Planning Commission, and the Committee voted unanimously to refer it there.

APPROVAL OF COMMITTEE MINUTES

There being no objections, the minutes of the September 15, 2021 meeting were approved.

REZONING REQUEST – PARCEL Q61-400-070404030002 OS TO C-3

Mr. Walters summarized the history of the rezoning request from OS (Office and Service) to C-3 (Community Shopping) and that C-3 accomplishes the goals of Josh Schripsema and his team from Simon CRE. Mr. Schripsema stated that it will be one single tenant, which is an automotive retail store.

Peter Gwyn, 31 Callander Court, stated that they wished they knew about the Planning Commission meeting that occurred and that some C-3 uses are not conducive to their neighborhood, although they are much happier with this than C-4. Mr. Gwyn also asked that the developer be sensitive to the condominiums in regards to fencing, lighting, etc. Joann Tallarico, 12 Callander Court, stated that her backyard faces Black Diamond and that people use that Drive to access properties on SR 25, using it as a cut through, and that this new building will mean even more cars cutting through which concerns her. Lennore Pohlman, 9 Callander Court, wants the traffic situation to be considered since there is only one way in and out for their street.

Mr. VanHoozen asked who is responsible for the pond on the front side of Black Diamond and in charge of monitoring it. Mr. Walters stated that functionally the Department of Public Utilities is in charge and aesthetically speaking Planning and Zoning is in charge. Mr. VanHoozen also asked about spot zoning. Mr. Walters explained that spot zoning is illegal, which is why zoning districts exist, and if anything the current OS zoning would be spot zoning more so than C-3. Mr. Walters explained to Sue Larimer, 7 Callander Court, that C-3 does not allow the tenant to do oil changes, change tires, etc. at their location so noise in that regards will not be an issue.

Mr. Gwyn requested that Planning and Zoning take a look at the Black Diamond site plan, as originally approved. Also, he made a public records request for the site plans for the new tenant when they come in. Mr. Kuhlman asked when the site plans come in, if it is a multi-meeting ordeal

with modifications, and Mr. Walters reviewed the approval process. The Committee members talked about if it is possible to cut down on the number of cars that cut through Black Diamond's parking lot. The Committee agreed 3-0 to recommend C-3 zoning to City Council. Ms. Sandretto confirmed that the Committee members are comfortable with this going to Council this coming Tuesday, October 19th at 6:30 p.m., and it will be on the agenda under the Planning and Zoning Committee.

CODE AMENDMENT CHAPTER 1250.42

Ms. Sandretto explained Code Amendment Chapter 1250.42 – Fences, Walls, Structural Screens, Hedges and Screen Plantings to the Committee members. Mr. Walters' recommendation is to send some changes proposed by Ms. Sandretto back to the Planning Commission to review, and the Committee approved. The Committee discussed some further changes to make the zoning charts more understandable. A resident of 24690 Fort Meigs Road asked for clarification about arborvitae and the change of code. This will be brought back to the Committee in November, before the December 9th Planning Commission meeting.

OTHER BUSINESS

Mr. Walters reviewed the budget and the different formats with the Committee members. Mr. Kuhlman stated that he expects that the Personnel Committee will review all raises, especially those over seven percent. Mr. McCarthy asked about the three vehicles being proposed. Mr. Walters stated that his proposal was to purchase one new vehicle in each of the next three years, but to budget for all three of them this coming year, since their vehicles are in bad shape. Two of the vehicles would be electrical vehicles, which would require a charging station.

There being no further business, the meeting adjourned at 7:39 p.m.

Respectfully submitted,



Tim McCarthy, Chairperson
Planning & Zoning Committee

Next meeting: Wednesday, November 10, 2021 at 5:30 p.m.