

PLANNING & ZONING COMMITTEE

AUGUST 14, 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 was Brody Walters, Planning and Zoning Administrator.

CITIZENS' CONCERNS

Corey LeRoux, 607 Eckel Road, said that he has been having issues with his neighbor for almost a year. He said that next to his home is a retail strip on West Boundary Street that contains Twisty Treat, Brodava Salon, and Coral Reef. Mr. LeRoux said that the issues are that bright lights are pointed at his house, the dumpster is overflowing and garbage is blowing into his yard, and the fence has nails protruding from it. He said that he has spoken to the owner of the property with little success. The landlord did put the lights on a timer, but they are still on until midnight. Mr. LeRoux said that he is looking to the Committee for advice and direction.

Mr. Walters stated that he visited the property and has verified Mr. LeRoux's concerns. Mr. Walters said that it looks like the fence was constructed with an air nailer so the nails protrude through to the other side. Unfortunately since the fence is straight and constructed well, there is nothing his office can enforce with the fence. With regards to the dumpster, Mr. Walters stated that this property was annexed from the Township and has made no changes since annexed that would trigger a review in which event the City could require a dumpster enclosure. Mr. Walters said that he suggested to the landlord that he move the dumpster, but he was not open to that suggestion. Mr. Walters said that he drove by the site at approximately 10:30 at night and the lights are extreme. He said that the property owner has concerns about the safety of the parking lot of the ice cream store which is why he installed the lights. Mr. Walters said as a first step they are going to try bagging the light closest to Mr. LeRoux's house and tilt down the other light to see if it contains the light spillage. Mr. Walters said that the lights are one area his office can enforce, and he has informed the property owner that it has to be brought into compliance.

SPECIAL APPROVAL USE – FIRST UNITED METHODIST CHURCH

Mr. McCarthy stated that the Special Approval Use for First United Methodist Church at 200 West Second Street was the subject of a public hearing prior to the July 30, 2019 City Council meeting. Mr. McCarthy asked Mr. Walters if the site plan had been approved by the Historic Landmarks Commission. Mr. Walters said that it did receive HLC approval. There was a brief discussion regarding the café lights that will be added. The Committee agreed 3-0 to recommend approval of the Special Approval Use for the First United Methodist Church renovation.

OTHER BUSINESS

Ms. Williams asked Mr. Walters how the implementation of recommendations raised through the Kaizen process are working out. Mr. Walters said that the biggest change has been to the plan review process. He said that they eliminated the travel time of the plans and now have a centralized review location at the Engineering Office. He said they have also implemented a two week deadline for the divisions to review the plans.

Mr. Smith stated that, at a recent Recreation Committee meeting, the Committee discussed the rezoning of a City owned parcel near Coe Court that is zoned R-3 and is adjacent to a City owned parcel that is zoned Scenic and Open Space. Mr. Smith said that he has suggested that the parcel that is currently zoned R-3 be changed to Park or Scenic. Ms. Williams said that it is her understanding that the parcel zoned R-3 is currently being farmed. She asked if that could continue if it were rezoned. Mr. Walters said that he would have to check the Code to see if farming is permitted under SS zoning, but the farming could be considered a legal, non-conforming use.

Mr. Walters said that he would recommend that the parcel be rezoned to Park because, if there is any intention to develop the parcels as a park, it would indicate to homeowners purchasing property in that area that there could be a park there in the future. If the decision is later made to use the property more as Scenic and Open Space, the zoning could be so amended. Mr. Walters commented that it is always easier to go from a more intensive to a less intensive use.

The Committee agreed 3-0 to refer the matter to the Planning Commission for its recommendation.

There being no further business, the meeting adjourned at 6:07 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, September 11, 2019 at 5:30 p.m.