

## **PLANNING & ZONING COMMITTEE**

**APRIL 15, 2015**

The meeting was called to order at 5:34 p.m. by Acting Chairman Tom Mackin. Committee members present were: John Kevern and Tom Mackin. Tim McCarthy arrived at 5:36 p.m. Also present were Brody Walters, Planning and Zoning Administrator and Doug Dariano, City Engineer.

### **MUNICIPAL UTILITY OVERLAY**

Mr. Walters stated that an application for a municipal utility overlay has been received from the property owner at 24620 Fort Meigs. The property is located on the east side of Fort Meigs Road north of Five Point Road and is in Middleton Township. The property owner is interested in building a new single family residence, but Wood County will not issue a building permit until they secure public or private utilities. Mr. Walters said that he has done a preliminary review of the plot plan to make sure that it is in compliance with our Planning and Zoning Code. The Committee agreed 3-0 to recommend approval of the Municipal Utility Overlay.

### **SECOND STREET PARKING**

Mr. Dariano requested permission to accept bids for the Second Street parking project. He presented the timeline and said that three months is needed for construction and the goal is to get it done before Harrison Rally Day. The number of parking spaces will be increased from 46 to 86 including four handicapped spaces. Mr. Dariano said that there is \$140,000 in the budget for this project. It includes both sides of Second Street, approximately half a block east and west of Louisiana Avenue. The work will be programmed for one half at a time, either east then west or north then south. Mr. Mackin asked if the parking will be straight or angled. Mr. Walters said that it will be straight which allows for more spaces and makes it easier to pull in regardless of which direction you're travelling. The expanded landscape islands will allow space for either a bench, bike rack or an extra tree. Mr. Mackin said that he would like to see bike racks and the new styles are less obtrusive. Mr. Walters noted that this plan calls for a spot to be reclaimed for public use that is currently being used as a driveway for a tenant of a business. The Committee said that since it is a public space and the tenant has other access points they do not have an issue with it. The Committee agreed 3-0 to recommend approval to authorize accepting bids for the Second Street parking project.

### **CODE AMENDMENT – CHAPTER 1250.42, FENCES, WALLS, SCREENS, ETC.**

Mr. Walters explained that a number of requests have gone to the Board of Zoning Appeals for 6' fences in a side yard and most of them have been granted variances. This code amendment would permit a 6' fence to the midpoint of a side yard without going through the appeals process. The amendment also reorganizes the fence chart to make it easier to understand. It also prohibits chain link fences in a front yard, prohibits barbed wire and allows above ground electric fencing only in agricultural zoned areas. The Committee agreed that the proposed changes to Chapter 1250.42 seem reasonable and appropriate and agreed 3-0 to recommend approval.

### **CODE AMENDMENT – CHAPTER 1230.03, PROVISIONS GOVERNING MAXIMUM UNOCCUPIED HEIGHT**

Mr. Walters stated that the Code currently has strict maximum heights for occupied buildings and allows the Board of Zoning Appeals to grant a variance to increase the

height, but only for unoccupied spaces. He said that there are two ways that the Code could be amended to change the maximum height. It could allow it by right or by variance. He said that he has concerns with allowing it by right, and thinks that the merits of each case should be reviewed. He said that the intention is to allow one extra floor where it is appropriate. This change would only affect C3, C4, I1, I2, A1, INS, and PBP zoned areas. Mr. Mackin asked if this will reduce the scenic, small town feel. Mr. Walters said that it is a matter of opinion and that he feels it is appropriate in some locations but not in others, that is why it would go to the Board of Zoning Appeals. Mr. Mackin asked what other communities such as Dublin allow. Mr. Walters said that their code is probably similar to our current code, but this amendment provides us with options. Mr. McCarthy said that he is having a hard time envisioning a three or four story building at Country Charm or Riverplace, both of which are zoned C3. He said that he would hate to put the Board of Zoning Appeals in the position that they have to make that decision. The Committee agreed 3-0 to recommend approval of the amendment to Chapter 1230.03 as proposed except that C3 zoning districts would also be excluded.

#### CODE AMENDMENT – CHAPTER 1250.61, ACCESSORY BUILDINGS AND USES

Mr. Walters stated that currently the Code allows accessory structures up to 75% of the square footage of the principal building. He said that he has received several reasonable requests for larger accessory structures. This proposed amendment would make the size of accessory structures proportional to the size of the lot as opposed to the size of the principal structure. The Committee discussed several examples of lots and what size accessory structures would be allowed if the proposed change were approved. Since the first vote by the Planning Commission ended in a 3-3 tie and the second vote was a 5-1 recommendation against the change, the Committee asked that the issue go back to the Planning Commission for further discussion and recommendation.

#### OTHER BUSINESS

Mr. Walters reported that the Board of Zoning Appeals heard an appeal regarding a decision by the Planning Commission on a final site plan for a proposed Taco Bell on SR25. The Board of Zoning Appeals upheld the decision by the Planning Commission. Should the applicant choose to appeal the Board of Zoning Appeals decision, it would be heard by City Council.

There being no further business, the meeting adjourned at 6:44 p.m.

Respectfully submitted,



Timothy C. McCarthy, Chairman  
Planning & Zoning Committee

**Next meeting: Wednesday, May 20, 2015 at 5:30 p.m.**