

PLANNING & ZONING COMMITTEE MEETING

FEBRUARY 20, 2013

The meeting was called to order by Acting Chairman Joe Lawless at 5:00 p.m. Committee members present were Joe Lawless and Tom Mackin. Tim McCarthy arrived at 5:10 p.m. Also present were City Administrator Bridgette Kabat, Law Director Mathew Beredo, Planning and Zoning Administrator Tom King, and Deputy Planning and Zoning Administrator Brody Walters.

SIGN CODE AMENDMENT

Mr. King reported that the Planning Commission recommended approval of the proposed Sign Code amendments at its January 31, 2013 meeting. The variance language that was presented to the Planning Commission removed the 40% limitation and allows variances for height, area and setback of signs. Mr. Mackin asked how the Planning Commission voted on the amendment. Mr. Beredo said it was 4-0 with one member abstaining. A public hearing is scheduled for March 19, 2013 and City Council will consider the amendment at its April 9th meeting.

REZONING OF 26525 FORT MEIGS COURT

Mr. King reported that the Planning Commission recommended approval of the rezoning of 26525 Fort Meigs Court from R3 Single Family Residential to R1 Single Family Residential by a vote of 4-1. The request for Special Approval Use for wind turbines was denied. The public hearing for the rezoning will be held on March 19, 2013 and legislation will be before City Council on April 9th.

APPOINTMENT OF PLANNING COMMISSION MEMBER

Mr. McCarthy made a motion to go into Executive Session at 5:11 p.m. regarding the potential appointment of R. Seth Hudson to the Planning Commission. Mr. Mackin seconded, and the Committee went into Executive Session. They returned at 5:22 p.m.

The Committee agreed 3-0 to recommend the appointment of R. Seth Hudson to the Planning Commission.

DISCUSSION REGARDING POTENTIAL MULTI-FAMILY HOUSING REGIONS

Mr. Walters called attention to a map that had been distributed to Committee members that shows areas where non-single family residential development could occur according to current zoning. The Committee discussed the permitted uses in Planned Business Parks and agreed that they would like to see some of the residential uses removed from that zoning classification. The Committee asked the Administration to look at the definitions and zoning use regulations before this matter is referred to the Planning Commission.

PROPOSED NEW ZONING OVERLAY DISTRICT

Mr. King distributed information regarding a proposed Eckel Road Industrial Overlay District. Most of the properties in this industrial area were built while in the Township and have since been annexed into the City. When they want to make improvements to the building, they are required to bring everything up to the City's Code. The idea of the overlay district is to scale site plan requirements and remove the disincentive to doing small improvements to the property. The Committee agreed that they want to encourage improvements, but acknowledged the possibility of enforcement issues with this proposal. Ms. Kabat said that they will continue working on the details and will bring it back to the Committee.

There being no further business, the meeting adjourned at 6:05 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: Monday, March 25, 2013 at 5:00 p.m. which is a change from the regular date.