

PLANNING & ZONING COMMITTEE

JANUARY 13, 2021

The meeting was called to order at 5:34 p.m. by Chairman Tim McCarthy. Committee members present were Cory Kuhlman, Tim McCarthy, and Barry VanHoozen. Also present were Bridgette Kabat, City Administrator, Kate Sandretto, Law Director, Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

APPROVAL OF DECEMBER COMMITTEE MINUTES

Mr. Kuhlman moved to approve the minutes of the December 9, 2020 meeting as written. Seconded by Mr. VanHoozen. Ayes: (3). Nays: (0).

APPOINTMENT TO BOARD OF ZONING APPEALS

Megan Wolfinger was present to be considered for appointment to the Board of Zoning Appeals. Ms. Wolfinger said that she has lived in the City for ten years and is a real estate attorney. Mr. VanHoozen said she will be a good fit, and Mr. McCarthy said that she is obviously well qualified. The Committee agreed 3-0 to recommend Ms. Wolfinger's appointment be approved and thanked her for her willingness to serve.

CRA #1 AMENDMENT

Glenn Grisdale, the City's economic development consultant, was present to discuss the possibility of an amendment to the CRA ordinance for CRA district 1. Specifically, the amendment would provide incentives to spur new and revitalized mixed use development and residential opportunities in the downtown. Currently CRA 1 only provides incentives for commercial land uses and not residential. Mr. Grisdale said that he would not recommend including single family residential.

The CRA Housing Council discussed this at their meeting in November and felt it should be passed on to the Committee for further discussion. Mr. Grisdale said that amending the CRA would help to encourage additional residential land uses in the downtown footprint, and it would be good for downtown businesses. Mr. Kuhlman asked how this subject came up if there is no proposed project. Mr. Grisdale said that he spoke to a developer who did a project in downtown Sylvania and received abatement.

The Committee expressed concerns because with residential abatement there is no requirement to make the schools whole. Mr. McCarthy asked if multi-family residential could be defined as commercial for these purposes. Mr. Grisdale said that he would have to run that by the State since they administer the CRA program. Mr. McCarthy said that this is critical to him because he is concerned that an apartment-type use could come in with no school donation agreement. Greg Bade who serves on the CRA Housing Council was present and stated that 75% of property taxes go to the schools, and they need more

money not less. Mr. Walters noted that tax abatement is on new valuation so the schools would not be losing something that they already had, they would just not be collecting the tax on the added valuation for a period of time. He said that it would be a temporary measure to encourage development. Mr. Grisdale said that the footprint of CRA 1 is less than 75 acres, and it may never be used. He said that he will run the question regarding multi-family residential by the State and let the Committee know what they say.

SIGNAGE AT CHURCHILL'S

The Committee discussed signs that have been placed at both sides of Churchill's service drive in the right of way. The property owner, Dave Kienzle, was sent a letter asking that the signs be moved onto private property. Mr. Kienzle reached out to City Council proposing creative ways to get around this. Mr. McCarthy said that he is confused about the objective of the signs. Ms. Kabat said that Mr. Kienzle has said that he doesn't want a mix of trucks and cars using the service drive, but there is employee parking behind the buildings. Ms. Kabat said that the City had an issue recently with signs in the right of way on a residential street, and the Administration would like to be as consistent as possible. Ms. Kabat also said that Mr. Kienzle mentioned a sign at Ohio Cat. Mr. Kuhlman said that the Ohio Cat sign is clearly temporary, and he does not see the safety issue that Mr. Kienzle is referring to. Mr. McCarthy asked that in their communication to Mr. Kienzle, the Administration be specific about where the signs could be located.

Mr. Kuhlman left the meeting at 6:29 p.m.

POOL DISCUSSION

Ms. Sandretto stated that the Planning Commission discussed the swimming pool regulations in the Code and recommended not to make any changes. There was a brief discussion regarding the next step in the enforcement process.

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

Respectfully submitted,



Tim McCarthy, Chairman
Planning & Zoning Committee

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