

PLANNING & ZONING COMMITTEE

JANUARY 12, 2022

The meeting was called to order at 5:30 p.m. by Chairperson Tim McCarthy. Committee members present were Tim McCarthy, Barry VanHoozen, and Cory Kuhlman. Also present were Kate Sandretto, Law Director, Brody Walters, Planning and Zoning Administrator, and Mark Easterling, Deputy Planning and Zoning Administrator.

CITIZEN'S CONCERNS

None.

APPROVAL OF MINUTES

There being no objections, the minutes of the November 10, 2021 meeting were approved.

LAND USE PLAN UPDATE

Mr. Walters stated that the consultants consider the Plan to be in the final draft and he provided a brief explanation of it. There was a lengthy discussion between the Committee members, Administration, and residents of the Heights concerning an updated drawing of the treatment of the Heights in the Plan. Leah Delao-Ponce, a resident of the Heights, called attention to the road that runs north and south in the Plan and wanted to know if the City would use eminent domain to complete the road. Mr. Kuhlman stated that the City does not have the desire for eminent domain to take place.

Several residents objected to the conceptual drawing of the Heights, as it allowed some commercial development, although the extent of that development is limited. Mr. Easterling stated that as long as residents do not sell their land, this will not happen. He also added that the Land Use Plan is something to have in place to protect the Heights by limiting commercial development and that the City is not pushing developers to the residents. Leah stated that the residents have to get through the emotions of this situation first before they work to understand what it all means. Mr. McCarthy asked if we could wait until March to discuss this again, to give the residents time to have this distributed to them and to meet about the matter.

CODE AMENDING CHAPTER 1250.42

Ms. Sandretto reviewed with the Committee members the chart revision for Fences, Walls, Structural Screens, Hedges and Screen Plantings. The Committee agreed 3-0 to recommend this to City Council.

CONEX BOXES – CHAPTER 1250.61

Ms. Sandretto stated that Conex Boxes are accessory structures that do not move and are a type of shipping container. Mr. Walters added that for the size they are relatively inexpensive units. Ms. Sandretto stated that she would like to clarify the definition of such storage units and spell it out in Section 1250.61. The Committee will look at this again in February.

REZONING REQUEST – 24937 N. DIXIE HIGHWAY

A Rezoning Request for 24937 N. Dixie Highway from OS (Office and Service) to C-4 (Highway Commercial) has been made. Mr. Walters stated that this rezoning request is to simply make this property more marketable and to assign it more appropriate zoning since it fronts on State Route 25. It was unanimously approved, 6-0, by the Planning Commission. The Committee agreed 3-0 to recommend the rezoning to City Council.

CODE AMENDMENT CHAPTER 1250.41

Chapter 1250.41 addresses the Storage of Recreational Equipment or Trailers. A citizen had complained that his neighbor parks a recreational vehicle in his driveway in the front yard and the location blocks the citizen's view down the street. The Committee members discussed how much the City can or should regulate it. Currently, the Code states that between April 1st and October 31st, recreational equipment or trailers may be stored in a front yard, side yard, or a rear yard. Mr. Kuhlman stated that it seems like more of an HOA issue than a City issue. Mr. Walters stated that the Planning Commission is open to reviewing some sort of proposal. The Committee decided to table this for the time being, as they cannot legislate good manners.

OTHER BUSINESS

None.

There being no further business, the meeting adjourned at 7:10 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, Chairperson
Planning & Zoning Committee

Next Meeting: Wednesday, February 2, 2022 at 5:30 p.m.