



**PLANNING AND ZONING COMMISSION MEETING
MINUTES
Tuesday, June 27, 2019 – 7:00 p.m.**

CALL TO ORDER: Dr. Boester called the meeting to order at 7:01 p.m.

ROLL CALL: Charles Boester, Dan Holahan, Bart Sauer and Ralph Waszak were present. Roger Swan was absent.

OTHERS PRESENT: Planning and Zoning Director Brian Frantz, Mayor Bobbie Beshara.

Mr. Waszak made a motion to excuse Mr. Swan and Mr. Holahan seconded his motion. All members were in favor.

AGENDA REQUESTS: None.

OLD BUSINESS: None.

NEW BUSINESS:

- 1) Case No. 16-2019
Todd Folden, KNL Custom Homes
Everett Pointe Development

Mr. Frantz reported that the applicant is requesting to install a 3' x 12' (36 sq. ft.) wall sign for development use at the Everett Pointe entrance on Everett Road. The materials include brown stone, bronze letters, and lighting that matches the streetlights. The sign will be located outside of the road right of way pursuant to section 1163.15(b)(7) of the Zoning Code.

Mr. Holahan made a motion to approve Case No 16-2019 as submitted, and to be located outside of the road right of way pursuant to section 1163.15(b)(7) of the Zoning Code and Mr. Sauer seconded his motion. All members were in favor.

- 2) Case No. 17-2019
R.S. Jenny Construction / John & Nancy Juchnowski, Owner
4591 Grant Street

Mr. Frantz reported that the applicant is requesting approval to construct a 2,087 sq. ft. single-family home on the vacant lot located in the Village historic district at 4591 Grant Street. The property is a nonconforming lot of record; therefore, it is permitted to have reduced setbacks pursuant to section 1113.09(b) of the Zoning Code. The ~~building~~ ^{builder} and surveyor worked with the administration to develop a suitable building envelope and site plans for the proposed new home construction located in the CH-I Historic Commercial district. The materials of the new home will include smoke color siding, black shingles and white exterior trim.

Mr. Holahan stated the plan layout looks nice and the home will fit in nicely in the Grant Street neighborhood.



Mr. Sauer questioned the fireplace and Mr. Frantz stated the plans did receive architectural approval. The fireplace isn't cantilevered and is similar to the fireplaces in Ashton Village.

Mr. Waszak stated the home is attractive and thanked the applicant and homeowners for working with the administration through this process. Dr. Boester concurred with Mr. Waszak.

Mr. Waszak made a motion to approve Case No 17-2019 and Mr. Holahan seconded his motion. All members were in favor.

APPROVAL OF MINUTES: None.

MAYOR'S REPORT: Mayor Beshara reported the following:

- Dog Warden, Cindy Clark is retiring, and interviews are underway for her replacement;
- Kevin Urban was recently promoted Fire Lieutenant;
- Ohio Flags of Honor and Community Day ^{are} is coming, lots of coordination taking place.

COUNCIL REPORT: Mr. Waszak reported the following:

- Council discussed two ordinances regarding Mayor Pay and Council Pay;
- First reading of Dedication of Everett Pointe and suspended 2nd/3rd readings;
- First reading of job creation tax credit agreement for Davey Tree Resource Group;
- Public hearing regarding text amendments scheduled for July 2.

DIRECTOR OF PLANNING AND ZONING REPORT: Mr. Frantz reported the following:

- BZA approved application from Electric Guard Dog subject to administrative approval of the landscape plan, and goes to council for approval at the July 2 meeting;
- Briarwood discussions are underway- several administrative meetings and discussions; and they are close to signing the development agreement;
- Davey Tree Resource Group will be occupying the first floor of the former Snap-On building, with the rights of refusal to the second floor;
- The next work session is scheduled for July 23 and asked if there are any objections to moving the start time to 5:00pm and Planning Commission agreed to the start time change;
- A meeting is scheduled with Matt Vann of the Jolly Scholar, Mr. Frantz invited Dr. Boester and Mr. Waszak to join the meeting.

COMMENTS FROM THE PUBLIC: None.

UNFINISHED BUSINESS: None.


ADJOURNMENT: A motion was made by Mr. Holahan to adjourn the meeting and Mr. Waszak seconded his motion. All members were in favor. Meeting adjourned at 7:50 pm.

Respectfully submitted,



Amy Nauer, Clerk
Planning and Zoning Commission

Approved,



Dr. Charles Boester, Chairman
Planning and Zoning Commission