



Zoning & Planning Commission Meeting  
Monday, April 27, 2020

Call to Order:

Chair Rick Stallard called the meeting to order at 7:00 p.m.  
The meeting was held via conference call due to the COVID-19 Pandemic.

Roll Call:

Present: Chair Rick Stallard, Mayor Carol Carter, Dave Gilson, Kevin Nehrenz and Matt Sturgeon

Approval of Minutes:

Mayor Carol Carter made a motion to approve the minutes for the February 24, 2020, meeting. Dave Gilson seconded the motion. Aye votes all. The minutes approved as written.

Zoning Inspector's Report:

Mr. Bittaker reported Camelot Storage is changing owners. Their intentions are to clean up the property and build an additional unit.

Mr. Bittaker explained to Captain Johnson and Chief Winter that the Ordinance 2019-55 was not passed. Mr. Bittaker offered to look at a new ordinance with them clarifying the terms of their approval. Mr. Bittaker complimented how well they have been working together and did not want to add a layer of complexity to the simple permits for fences and sheds. Mr. Bittaker felt it is better to have the ordinance specify their approval would be for commercial structures and variances.

There were concerns expressed about the lack of fire safety in the plans for the proposed new home development north of town. Captain Johnson expressed her concerns that future homebuyers do not consider the fire safety aspects of their home. If a fire were to start in one home, it would spread to three homes very quickly, and the fire department does not have the resources to handle fires at that rate. Captain Johnson said in the past, when other fire departments would assist there could be 50 fire fighters. Today that number would be 16 to 20 fire fighters. Chief Winter said the sprinkler requirement for the density of these homes is a National Code and the approximate expense is \$1.50 per square foot. The Ohio Building Code does not include the sprinkler requirement. The Commission discussed how to have codes in place to protect future developments. Mr. Bittaker and Mr. Immel will create zoning code changes for the Mixed Use Overlay District for the Commission and Council to consider.

Economic Growth Report:

Chair Stallard said the CRA reviews were in February and eight businesses met all of their goals. Mr. Stallard said companies' productions are affected by the shut down in China.

Comprehensive Development Review Plan Committee:

Mr. Sturgeon said the draft of the Comprehensive Development Review Plan has completed its public viewing period. Mr. Sturgeon said there was very little feedback. The Plan includes some updates in objectives and census data. A public hearing will be planned and then Council can decide if they would like to adopt the plan.

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New Business:

None.

Pending/Completed Legislation:

2019-55 Ordinance amending the Zoning Code Section 1304.01 with regard to the issuance of zoning permits. Second reading was November 12<sup>th</sup> and tabled. Council did not pass on April 13, 2020.

2019-65 Ordinance to enact Zoning Code Section 147.01 ET AL. with regard to vacant commercial and industrial buildings. Second reading was January 13<sup>th</sup> and tabled.

2020-05 Ordinance to repeal ordinances 2009-59, 2009-60, and 2013-23 as amended and adopting special purpose flood damage reduction regulations. Council passed March 9<sup>th</sup>.

Old & Pending Business:

No updates for the Historic Application.

Motion to adjourn by Dave Gilson and seconded by Matt Sturgeon. All were in favor. The meeting adjourned at 8:51 p.m.

Respectfully Submitted,



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Rick Stallard, Chairman  
Zoning & Planning Commission