



Zoning & Planning Commission Meeting
October 22, 2012

Call to Order:

Mayor Sulzener called the meeting to order at 7:00 p.m.

Roll Call:

Present: Mayor Gene Sulzener, Rick Stallard, Kieran O'Rourke, Dennis Gordon, and Alternate Larry Landis.

Absent: Chair Pete Fontana had a work commitment

Approval of Minutes:

Dennis Gordon made a motion to approve the minutes of the September 24, 2012, meeting.

Kieran O'Rourke seconded the motion. There were four Aye votes and Larry Landis abstained.

The minutes were approved as written.

Zoning Inspectors Report:

Kevin Bittaker has sent a letter to 21 Pleasant Street and will be meeting with the owners on Wednesday. The Mayor is researching for assistance to offer the owners and is planning to attend the meeting. Mr. Stallard mentioned you could call 211 for assistance.

Economic Growth Report:

Mr. Stallard reported Stellar Automotive is going forward with their expansion and has their CRA approved. This expansion could create up to 10 more positions.

Seville Bronze is applying for a CRA expansion request and would like to take down the old foundry and rebuild. Mr. Bittaker is working with them on Zoning. There are not any zoning issues at this time. This expansion rebuild could create up to 25 more positions.

Downtown Restoration Ad-Hoc Committee

Mr. Gordon reported the last meeting was mainly to gather information needed for the Main Street Community Assessment that was in town on October 7th, 8th, and 9th. Mr. Stallard also noted that it took many people to gather the information and the village really pulled its resources together. It was noted that something as simple as getting a sign to direct visitors to downtown parking and registering the downtown as a Historic District could really be beneficial. Being a historic district could alleviate codes and make it easier for businesses to come in. The report is due back in 30 days.

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New Business:

The Commission has been asked to discuss the discrepancies in the Zoning Code Book for the Highway Commercial District depth allowance. The Zoning Code Book does have an allowance for the Park Ave. West being grandfathered. Mr. Bittaker will send out the clause.

Old & Pending Business:

Kurt Fuetter of Trux Equipment and Truck Sales will not present tonight. They have also decided to purchase the adjacent lot and will present a new plan in the future.

Mr. Hitesh Pobari, owner of Comfort Inn, has asked for a recommendation for his lot to split into three; creating lots 1326, 1327, & 1328. Rick Stallard made a motion to recommend and approve the lot split for 1326, 1327, & 1328. Mr. O'Rourke seconded the motion. Aye votes all. Motion is passed.

Mr. Scheetz, on behalf of Variety Contractors, asked for a recommendation for a lot split on Park Ave. West. Mr. O'Rourke made a motion to recommend and approve the lot split of 1049 and create lots 1288 and 1289. Rick Stallard approved the motion. Aye votes all. Motion is passed.

It has been decided to wait for the Downtown Development Plan for rewording the district zoning until the report from the Main Street Community Assessment is received.

Privilege of the Floor:

The Commission had a brief discussion on upcoming meeting dates. The next meeting will still be held Monday, November 26th, and at that time, the December meeting will be decided.

Motion to adjourn by Kieran O'Rourke and seconded by Rick Stallard. All were in favor. The Meeting adjourned at 7:31 p.m.



Gene Stuzener
Mayor



Kevin Bittaker
Zoning Inspector