



**Zoning & Planning Commission  
July 26, 2010**

Chairman Pete Fontana called the meeting to order at 7:00 P.M.

**Present:** Pete Fontana, Rich Demastes, Councilman Rick Stallard, Dennis Gordon, Mayor Carol Carter, and Zoning Inspector Kevin Bittaker.

Stallard made a motion to approve the June 28, 2010 meeting minutes as corrected. Gordon seconded. Aye votes all members.

**Zoning Inspectors Report:**

None

**New Business:**

A representative from Ellet Sign was present to get approval for a sign for East of Chicago. They presented a computer enhanced drawing. After a brief discussion about the sign, Fontana made a motion to approve the sign. Stallard seconded. Aye votes all members.

Zoning Inspector Bittaker asked the Zoning Board to request that Council amend the Zoning Code to allow the Zoning Inspector to approve and issue permits for signs that meet code. Demastes made a motion to recommend this change to Council. Stallard seconded. Aye votes all.

**Old Business:**

Andrew Rossel was present representing the Dollar General Store. They had two conditions resolved from the previous meeting to obtain a final site plan approval. The first condition was to resolve all of the issues with the GPD review letter. Rossel stated that they have worked through most of the issues and they are still working with GPD. Bittaker agreed. The second issue was the building façade. Dollar General submitted a new plan showing the proposed façade. The Zoning and Planning commission would not accept this plan. Andrew Rossel said that they would provide a store front like the store located at Route 42 and Ryan Road. He asked the Commission if they would accept steel sides. After much discussion, the Commission said they would like the proposed front as the store at Route 42 and Ryan Road and ½ split face block and ½ steel for the north side and add some trees on the south side. Fontana made a motion to approve the site plan with the conditions of the upgraded store front, 4' high block with matching steel on north side and the addition of landscaping on the south and the sign shall also be like the Medina Store. Second by Stallard. Aye votes all members.

Mr. Rossel also presented a lot split for the parcel that Dollar General is purchasing. Stallard made a motion to approve the lot split. Demastes seconded. Aye votes all members.

There was a discussion about the Easton property and the IMU District. This will be coming back to Zoning and Planning next month.

Demastes made a motion to Adjourn. Second by Stallard. Aye all members. Meeting adjourned at 8:30 P.M.



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Peter Fontana  
Chairman

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Kevin Bittaker  
Zoning Inspector