

Zoning & Planning Commission Meeting
July 28, 2014

Call to Order:

Chair Dennis Gordon called the meeting to order at 7:00 p.m.

Pledge of Allegiance

Roll Call:

Present: Chair Gordon, Rick Stallard, Pete Fontana, and Larry Landis

Absent: Mayor Gene Sulzener and Kieran O'Rourke

Approval of Minutes:

Pete Fontana made a motion to approve the minutes for the June 23, 2014, meeting. Rick Stallard seconded the motion. Three aye votes. Larry Landis abstained. The minutes were approved as written.

Privilege of the Floor:

None.

Zoning Inspector's Report:

No report given.

Economic Growth Report:

Mr. Stallard did not have any new business.

New Business:

The Commission discussed the Board of Zoning meeting regarding the side set back variance request that was denied for Décor Design Construction. Mark Strouse of Décor Design asked the Commission to entertain ideas of changing zoning on the four lots that were denied. It was discussed the only lot needing the change at this time is lot #1255. Chair Gordon expressed concerned that Mr. Strouse will be back for changes on each lot. Mr. Strouse said that information is unknown at this time. It was discussed the Board of Zoning Appeals needs to vote quorum of three members out of five members. Two members did not show.

The Phases of the development were discussed on how similar they are and yet two different rules of zoning. Chair Gordon mentioned the current owners voiced their opinions that they did not want the variance. Carol Carter asked the Commission if they were aware that GPD suggested the variance be accepted. The Commission was aware. Mr. Steele presented from the floor that he voted no due to creating a possibility of more variance requests for the remaining lots. It was mentioned the flood plan was changed last year. Mr. Pauley noted that Mr. Strouse could go to Court of Common Pleas and that Council does not have authority to overrule the vote. However, that would be a six to eight month time frame. Mr. Pauley will find out how long in between requests is needed before a new request can be made. Another possibility would be to reconfigure the plats. Mr. Strouse does not want to consider combining lots at this time. Mr. Stallard voiced that he wishes he could do more to help.

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Old & Pending Business:

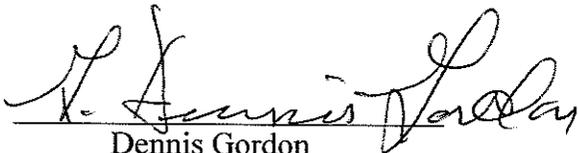
Mr. Stallard does not have an update on the Historical Application.

Privilege of the Floor:

None.

Motion to adjourn by Mr. Fontana and seconded by Mr. Stallard. All were in favor. The meeting adjourned at 7:34 p.m.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Dennis Gordon", written over a horizontal line.

Dennis Gordon
Chairman