

Minutes of the Planning Commission
Village of Mantua
Meeting: April 10, 2012

1. Call to Order

Meeting called to order at 7:03 P.M by Chair Snopek.

Present: Mayor Clark and Commission Members Weaver, Snopek, Hawkins, Prescott. Inspector Vechery, Solicitor Stuck.

No citizens present.

2. Approval of the March 2012 Minutes

March 2012 minutes approved with amendment indicating all ayes for adjournment motion made by Mayor Clark seconded by member Prescott, all ayes, Wes Hawkins Abstained,

3. Zoning Inspectors Report

- a. Inspector Vechery stated he had been working on resolving property maintenance code violations stating that four letters have been issued and two issues have been resolved
- b. Inspector Vechery stated that the car wash is owned by Butch Shultz and is currently being leased. Mr. Schultz is still responsible for the site and has dumpsters on site working to clean up the property, further the yellow trailer has been brought forward to the side of the road where it is to be picked up by the owner
- c. Mr. Bradley's construction project is currently placed on hold while he awaits a report relating to the foundation of the building which is required by the building inspector.

4. Old Business

a. Outdoor Furnaces

- i. Member Prescott stated that he has collected surrounding communities' ordinances regarding the use of outdoor furnaces. Member Prescott indicated that the common thread between the ordinances was the distance an outdoor furnace can be from the neighbor's residence. Chair Snopek stated that he would scan the ordinances and email to the commission members. All agreed to move the issue to the next meetings agenda.

b. Financial Guarantees

- i. Chair Snopek presented a copy of a memo prepared by Solicitor Stuck for the Planning Commission. Chair Snopek indicated that when comparing the Villages legislation regarding financial guarantees with that of similar communities the capitalization of the words "Letter of Credit" indicates a specific instrument whereas other communities use the term more broadly allowing the commission to determine which instruments will be acceptable given current trends. Another issue facing the commission is the determination of "sufficient funds" to complete the proposed project upon which the financial guarantee would be based and the determination of who would be responsible for determining the sufficiency of said funds. The commission discussed and decided to table till the next meeting

5. New Business

a. Flood Plain Legislation

- i. Mayor Clark stated that the Village had received a letter from ODNR requesting a meeting to discuss several issues facing the Village. Three days prior to the meeting the Mayor was to have received a letter outlining the items they wished to discuss with the Village. During the meeting ODNR had expressed concerns that while the Village Council had approved Ordinance 2009- 27 they failed to repeal Ordinance 1994-39, Village Council failed to update section 13-09 , further the Village Council was not in possession of the firm maps ODNR had passed out, the Mayor stated that there were roughly five different items they had brought to their attention that were basically "House Keeping Issues". Solicitor Stuck further outlined the concerns of ODNR regarding the Village Flood Plain. The Ordinances brought before the Planning Commission were to update section 470-05 to take out Ordinance 1994-09 and replace it with chapter 1309. Further ODNR requested to add the Village Zoning Inspector as the Flood Plain administrator also requesting changes to the zoning application adding a section which requires the applicant to determine whether the proposed request is within the Flood Plain if so it would fall within section 1309. Member Prescott made the motion to forward the three Ordinances to Village Council, Member Weaver Seconded the Motion all Ayes upon vote.

b. Use of the New Zoning Application Provided by ODNR

- i. Mayor Clark provided copies of the New Zoning application provided by ODNR regarding zoning applications which are within the Flood Plane, Member Prescott made the motion to approve the use of the new zoning permit applications Chair Snopek seconded all ayes upon vote.

c. Signage

- i. Motion to table made by Chair Snopek seconded by Member Prescott all ayes upon vote.

6. Items For Next Meeting

- a. Outdoor Furnaces
- b. Financial Guarantees
- c. Mayor Clark requested that the commission review section 450 regarding signage the commission agreed to review section 450-01, 450-02 and 450-03

7. Adjournment

- a. Motion Made by Chair Snopek to Adjourn Seconded by Member Prescott, Upon vote all Ayes , Meeting adjourned at 8:05 PM

Minutes Approved Without Amendment

~~Chairman Mr. Snopek~~ _____

Minutes Prepared By : Wes Hawkins _____

Mr. Weaver _____

Ms Clark _____

Mr Prescott _____

Minutes Approved With Amendment

Chairman Mr. Snopek _____

Minutes Prepared By : Wes Hawkins _____

Mr. Weaver _____

Ms Clark _____

Mr. Prescott _____