

Planning Meeting Minutes July 11, 2017

Bob called the meeting to order at 6:35 p.m.

Members Present: Bob Gaglione, Randy Weaver Ben Prescott, Mayor Clark, Wes Hawkins and Jason Garey-zoning inspector

Others Present: Michele Stuck, Paula Tubalkain and Marty Hura

Motion to approve June minutes by Randy W., 2nd by Ben P- All the rest yeas,

Zoning Inspectors Report

Collen Murphy 4594 Franklin making head way on finishing improvements Jason to send email

Teter's on Franklin- set to do siding in May , they received a variance

Precision on Line St- still waiting to hear from them, no permit yet

R. Snyder on Main and Mill- notice of violation sent 7/6/17

Heaton on Main and Prospect- still hasn't sold- Jason and Michele to send another letter, Jason spoke with Frank Ference he is cleaning up behind Heaton (possibly purchasing property)

Frank Ference talked to him, he is not buying building, but part of a parcel Frank is making improvement to Heaton building and cleaning up behind his property 4656 Prospect

CHS talked to school about greenhouse no permit issued yet school received a variance, still need site plan review

Crystal Child Collective given occupancy permit still waiting on permit for sign

Helen Hazlett is complaining about a trailer (camping) parked at 10730 First St. I'm going to talk to the owner

Sean Doyle 4596 W Prospect maintenance code violations reported by Randy. Chief spoke with Sean about lawn and vegetation on 6/19. July 6, 2017 sent notice of violation for house painting.

6/28/17 Jenny August 4934 Canada Rd replacement accessory building 24x24x13'high

7/1/17 Giles Seith 10729 Oak St 10x17 awning attached to garage

7/6/17 Jeff VanAuken 4690 Prospect renewal of zoning permit for deck and sidewalk

Old Business

Satellite dishes, Wes submitted some ideas talked about them briefly and decided to take home and review before next meeting

Subdivision and grading legislation: Mayor handed out information for the items Council wanted reviewed. Section 703.02(b)(1) resolved at Council, 703.02(b)(2) resolved at Council. Section 703.03 (a)(c) 703.03(2) resolved at Council

705.04 Minor Subdivision0 was questioned at Council as not making sense. Michele review the original draft and what we approved during review. It was not consistent.

705.04 MINOR SUBDIVISIONS.

- (a) Planning Commission May Approve without a Plat. Notwithstanding the provisions of Chapters 703 or 705 of these Regulations, the Planning Commission may approve a minor subdivision, as defined herein, without a plat if such minor subdivision meets the conditions and specifications outlined below and would not be contrary to applicable zoning regulations or the relevant provisions of the

departments and professional consultants for review and comment.

(2) Any department reports, comments, or expert opinions shall be compiled by the Zoning Inspector and transmitted to the Planning Commission prior to the time of the Commission's review.

(f) Approval. *The plat shall be approved provided* If the Planning Commission determines the proposed division of land is a minor subdivision, and:

(1) That all the contiguous land owned by the proposed developer will therein be completely subdivided, and

(2) That it is properly integrated with adjoining developments or could be properly coordinated with the subdivision and extension of streets to adjoining land, and

(3) That it complies with the planning principles and other sections of these regulations, the Zoning and other Codes and plans of the Village, and

(4) ~~That~~ If the layout is satisfactory and all maps, plans and data as set forth in subsection (d) hereof ~~have been included~~, then the plat shall be approved.

~~The approval shall be noted A notation to that effect shall be made on the sketch plat mylar by the Chairman of the Planning Commission, and the Zoning Inspector and the Village Engineer, and the developer shall be informed if a metes and bounds deed description or a plat map will be required.~~

(g) If Not Approved. If the Planning Commission determines it is a major subdivision or the ~~sketch plat subdivision~~ is not approved for other reasons, the Planning Commission shall state the conditions that shall be complied with before it will be approved.

(h) Recording the Minor Subdivision. ~~After approval of a sketch plat, the developer shall submit either a metes and bounds, deed description, and/or plat as required, to the Village Engineer for review. The metes and bounds, deed description, and/or plat shall conform to all applicable County and State standards. An electronic copy of the plat in AutoCAD format shall also be provided to the Village Engineer. If the same is found to conform to the approved sketch plat and is otherwise satisfactory to the Engineer, he shall so certify his approval thereon. The approval shall expire within 120 days unless the deed or plat has been filed and recorded in the office of the County Recorder, and the Planning Commission has been so notified by the developer in writing.~~

Randy made a motion to move 705.04 changes to Council second by Ben all yeas.

2017-21 grading

Mayor Clark said at Council it was said that the \$500.00 fee is too high. Mayor said that it is a deposit. Also, the purpose of this grading legislation was to prevent someone from changing the grading on their own property and creating flooding issues for their neighbor. Paula stated that it should say that. Michele said that by doing this legislation it would not be retro for properties already impacted. Planning members all said that they understood that. Again, Michele reminded everyone that water-trespass is a civil matter.

Planning decided to add a section 490.00 it will read as "The purpose of this section is to control water run-off". Wes made the motion and Ben seconded it. All yeas

Section 490.08 "Nothing in this section shall be construed to impair the rights or obligations of an impacted property owner to pursue any other remedy permitted by law."

Section 490.99 Penalty: It was discussed that (c) made no sense. After some more discussion. Mayor made a motion to remove (c) second by Wes. All yeas

Wes brought up about the stairs at the Old Catholic church on Prospect and Elm the east side of the building. They are dangerous. Jason to take a look and contact Jerry Carlton.

Motion to adjourn at 8:09 pm by Bob Gaglione, 2nd by Mayor Clark- All Ayes