

## Zoning Commission

### Regular Meeting

September 4, 2014

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Ch. Nehrenz called the meeting to order at 7:00 p.m.

Roll Found: Nehrenz, Siarkowski, Powell, Spellman, Kman and Kamps present. Also present was Trustee Catherwood and Administrative Zoning Office Manager Peterlin

Ch. Nehrenz asked if everyone had a chance to review the minutes from the Regular Meeting held August 8, 2014 and if there were any comments. There were no comments.

Ch. Nehrenz asked for a motion to approve the minutes of the Regular Meeting held on August 9, 2014. Mr. Powell moved and Ms. Siarkowski seconded.

**Vote: Nehrenz – yes, Siarkowski – yes, Powell – yes, Spellman – yes, Kman – yes**

#### Old Business:

- Ch. Nehrenz noted there were several changes to be reviewed. He asked Ms. Peterlin to review the items.
- Ms. Peterlin noted the first package of items were clerical changes to be reviewed. Items are noted below:
  - In the table of contents:
    - Ch.5 Section 5.3, next line should read Figure A.
    - Ch. 10, Section 10.8, next line should read Figure A.
    - Ch. 12, Section 12.6 should read “Schedule of fees...”
  - Ch. 3 Definitions, corrected items:
    - Sign – should read “Refer to...”
    - Sign, Awning/Canopy – “See Figure A” was deleted.
    - Sign, Directional – Definition should read “A permanent sign located on private property directing or guiding vehicles.”
    - Sign, Ground – “See Figure A” was deleted.
    - Sign, Pole – “See Figure A” was deleted.
    - Sign, Portable – “See Figure A” was deleted.
    - Sign, Projecting – “See Figure A” was deleted.
    - Sign, Public Purpose/Safety – “See Figure A” was deleted.
    - Sign, Roof – “See Figure A” was deleted.
    - Sign, “V” Shape – “See Figure A” was deleted.
    - Sign, Wall – “See Figure A” was deleted.
    - Sign, Window – “See Figure A” was deleted.
    - Yard, Rear – a period was added at the end of the definition.
  - Ch. 4 – Under Sections listing, under Section 4.11, “Figure A: Pond Diagram” was added.

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- Ch. 5
  - Under Sections listing, under Section 5.5, “Figure A: Zoning Map” was added.
  - Section 5.3 at the end, “See Figure A – Zoning Map” was added.
  - At the zoning map, page 33, the title was changed to “Figure A: Zoning Map.”
- Ch. 6R1
  - 6R1.2.B.3 – a period was added at the end of the sentence.
  - 6R1.7.C.2.h – add “and” at the end of the sentence.
  - 6R1.7.C.2.i – add a period at the end of the sentence.
  - 6R1.7.H.8 – Riparian Setback Requirements should be underlined.
  - 6R1.8.G.5.c – should read “sixty (60)”
- Ch. 6R2.C.3 – add “and” at the end of the sentence.
- 6B.5, item B.2 under B-2 in Schedule 6B.5 should read “50 feet”
- 6B.6, last item in Schedule 6B.6 should read “Chapter 9 – Parking and Loading Regulations”
- Ch. 10 under sections, under 10.8, should read “Figure A: Sign Directional”
- Page 111 of Ch. 10, title should read “Figure A: Sign Diagram”
- Section 11.3.C – should read “twenty-second (22<sup>nd</sup>)”
- Ch. 15, Titles should read “Sub-Section” for Sub-Sections 15.1.1, 15.1.2 and 15.2.1
- Ch. 17
  - Under sections, under 17.0, should read “Figure A: Riparian Setback Guide Map”
  - 17.1.D should read “...Chapter 519 of the Ohio Revised Code that provides...”
  - Map on page 145 title should read “Figure A: Riparian Setback guide Map.”
- Ms. Peterlin noted the second package of items were zoning department proposed changes to be reviewed. Items are noted below:
  - Item 1 was the definition of Home Occupation, there were two options presented and after discussion, option 2 was chosen.
  - Section 6R1.2.E.1 and 6R1.2.E.1.c should both read “on-site”. All was in agreement.
  - Sub-Section 6R1.3.A, two options were presented. After discussion, option 2 reading “Home Occupations: Home-Based” was chosen.
  - Section 6R2.2.D.1 and 6R2.2.D.1.c should both read “on-site”. All was in agreement.

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- Sub-Section 6R2.3.A, two options were presented. After discussion, option 2 reading “Home Occupations: Home-Based” was chosen.
- Section 7.5.A should read “Home Occupation: Home-Based”. All was in agreement.
- Section 7.5.A.3 should read “...of a Home Occupation: Home-Based shall not...” All was in agreement.
- Section 10.3.D was proposed to read “Directional signs shall be located on the premises which they serve. Each sign shall not exceed four (4) square feet and shall not exceed four (4) feet in height. Such signs shall not obstruct the view of vehicles entering or exiting the property. A maximum of two signs shall be allowed per ingress and egress within twenty-five (25) feet of the road right of way.” All was in agreement.
- Section 10.3.I.1.d was discussed regarding time limit for temporary signs. After discussion it was agreed to ninety (90) days for this section.
- Ms. Peterlin noted the third package of items were proposed corrections/inconsistencies to be reviewed. Items are noted below:
  - 6R1.4.C, 6R1.4.J.2.c and 6R1.4.J.3.c to all read “Minimum Lot Width...” All was in agreement.
  - Pages 40, 41, 42, 48, 59, 74 and 78 should all read “(See definitions...)” in Sections 6R1.4.C, 6R1.4.J.1.b, 6R1.4.J.3.c, 6R1.7.E.6, 6R2.4.C, 6I1.4.F and 6I2.5.F, respectively.
  - 6I1.4.B and 6I2.5.B are shown as 100’ and 50’ respectively. Should they be the same? After discussion it was agreed for both distances to be 100 feet.
  - 8.2.B and 8.3.A were changed per meeting minutes from the 6/6/13 meeting. There were no exceptions taken to the changes.
  - 10.2.A.3 should read “designed” in lieu of designated.
  - 10.3.I.2.C was changed per meeting minutes from the 3/7/13 meeting.
  - 17.3.C.1 was changed per meeting minutes from the 3/7/13 meeting.
- Ch. Nehrenz discussed when these items should be voted on and submitted. After discussion it was agreed to vote on the proposed changes at this meeting and then submitted for approval.
- Ch. Nehrenz asked for a motion to approve the changes as noted in packages I, II and III as discussed. Ms. Siarkowski moved and Mr. Spellman seconded the motion.

**Vote: Nehrenz – yes, Siarkowski – yes, Powell – yes, Spellman – yes, Kman – yes**

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- Ch. Nehrenz asked for a motion to hold a public hearing at 6:30pm on October 2, 2014. Mr. Kman moved and Mr. Powell seconded the motion.

**Vote: Nehrenz – yes, Siarkowski – yes, Powell – yes, Spellman – yes, Kman – yes**

#### New Business:

- Ch. Nehrenz distributed a new telephone/email list to all members.
- Trustee Catherwood had items to discuss:
  - There were 6 proposals received for the master plan update. Ms. Peterlin has possession of them if anyone would like to view them. They will be narrowed to 3 and those 3 will be presenting for review.
  - Aldi is looking to expand. She is meeting on 9/16/14 to see the plans and to discuss the next steps. Ms. Peterlin stated she would look up any issues from the previous expansion and conditionals set during their last expansion.
  - She asked the board to review non-conforming uses regarding the Adult Day Care establishment. They have added a concrete patio and asked the board to review if this would be considered an expansion. She is also looking to cite them as a public nuisance due to several complaints and police calls/reports.

#### Vice-Chairman's Report

- There were no items reported.

#### Chairman's Report:

- There were no items reported.

#### Board Member's Report:

- There were no items reported

#### From the Floor:

- There were no items reported.

Ch. Nehrenz noted that the next Regular Meeting will be held October 2, 2014 at 7:00pm.

Ch. Nehrenz asked for a motion for adjournment of the Regular Meeting. Mr. Spellman moved and Mr. Kman seconded.

**Vote: Nehrenz – yes, Siarkowski – yes, Powell – yes, Spellman – yes, Kman – yes**

Meeting was adjourned at 8:24 p.m.

**Zoning Commission**

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**September 4, 2014**

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Todd Gienger, Recording Secretary

Minutes Approved: \_\_\_\_\_, 2014

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John Nehrenz, Chairman

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Karen Siarkowski, Vice Chairman

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Calvin Powell, Member

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William Spellman, Member

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Mel Kman, Member

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Jim Kamps, Alternate Member

\_\_\_\_\_  
(Absent)  
Diane Dermody, Alternate Member