



**ORIGINAL**

**PLANNING & ZONING MEETING  
Minutes of October 16, 2018**

Chairperson Dave Hart opened the regular meeting at 7:00 p.m. on the above date, with the Pledge of Allegiance and the following members answering roll call:

Present:	Dave Hart, Chair	Sonny Markus	Ron Johnson
	Tom Wheeler	Nick Reitman	Randy Nehus
	Steven Shinkle		

Also Present: Ramona Williams, Asst. City Clerk                      Carol Hofstetter, Zoning Administrator

**APPROVAL OF MINUTES – October 2, 2018**

**MOTION:** Nick Reitman made a motion to approve the minutes of October 2, 2018 with amendment to second page (replace “3 weeks” with “3 meetings”), seconded by Randy Nehus. All in favor, the motion passed 6-0-1 with Mr. Hart abstaining.

**NEW BUSINESS – Subdivision Regulations**

Chairperson Dave Hart told the board they were given a packet of the proposed changes to the Subdivision Regulations by Zoning Administrator Carol Hofstetter. This had been a work in progress for about 2 years now. These proposed changes were highlighted in yellow to be compared with their old copies. It is necessary to review these changes, and hold a public hearing before year end, updated, and approved.

There was discussion by Sonny Markus who asked about a property on Poplar Ridge towards AA highway and what was being built. Carol Hofstetter replied she was not sure what was being done, but it is not in the city limits.

Ron Johnson inquired about Timber Creek Subdivision. Carol Hofstetter said the new site plan approval application had just been received and the first phase was for approximately fourteen acres. The name was being changed from Singing Brook Subdivision to Timber Creek.

Sonny Markus then asked about the work being done on Viewpoint Dr and who, if anyone was doing inspections as nothing had been brought before the board. Carol explained that SD1 was onsite and doing inspections as they had applied for grading permits. At this point the property was being improved for potential buyers as there are no current plans of any business to locate.

**OLD BUSINESS - Sign Ordinance**

Discussion took place on several issues regarding signs. Ron Johnson stated it appeared from the material he read, that we had to be very concerned about discrimination issues when reviewing permits for signs. Tom Wheeler expressed his concerns of US 27 becoming just one sign after another, and would like the ordinance to reflect restrictions to minimize such from happening. Mr. Hart felt the ordinance content needed to include strict guidelines on materials used and the maintenance on said signs. He felt this would eliminate some of the issues we currently see.

Carol explained that everyone is required a permit for a sign with the exception of election signs and realtors. Tom Wheeler asked about persons who might be remodeling or building and placing signs to which Carol explained for those situations they do not require a sign as they are noting address and location for delivery of potential materials. They typically are not advertising for business, but they are required to have an occupational license to be doing work in the city.

Mr. Hart explained he was more concerned with the materials used for signs and the maintenance of said signs. He felt with strict regulations the disarray and disrepair of signs would be eliminated. Tom Wheeler felt the way it was structured right now every lot of every business could potentially have a sign erected creating a signage nightmare along US27. He felt too many signs were a distraction to drivers and could cause potential problems. After further discussion, Mr. Hart said the ordinance is not bad, but it still needs work and he would like to see completed by year end.

Randy Nehus then asked about the height regulations of signs. Carol explained there is a 10' height restriction on monument signs with a 2' base. Free standing signs have a 20' height restriction. In past discussions, the desire would be to encourage monument type signage along US 27 instead of poles.

**INTERNAL BUSINESS**

Mr. Nehus presented the Treasurer's Report for October 16, 2018

<b>Beginning Balance</b>	<b>\$9935.70</b>	
Receipts	+435.00	Drees-Replat lot 112/Arcadia
	+4901.60	Imprvt Plat Timber Creek Sub
Expenses	- 117.00	Ziegler & Schneider Inv. # 213
<b>Ending Balance</b>	<b>\$15,155.30</b>	

**MOTION:** Nick Reitman made a motion to pay invoice as submitted, Steve Shinkle seconded. All in favor, the motion passed 6-0-1. Chairman Dave Hart abstained.

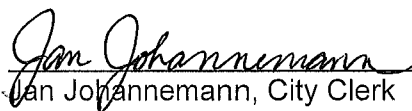
**MOTION:** Steve Shinkle made a motion to accept the Treasurer's Report as submitted, seconded by Ron Johnson. All in favor, the motion passed 6-0-1. Chairman Dave Hart abstained.

**Other:** Nick Reitman announced that on Monday October 22, at 6:00 PM, there would be a City candidate open forum held and the Calvin Perry Community Center. Sponsored by the ACBA, it will open to the public and each city council and mayoral candidate will be asked 2-3 questions and be given the floor for response. There will be other candidates in attendance, but not have the floor or microphone to speak.

**ADJOURNMENT**

**MOTION:** Steve Shinkle made a motion to adjourn, seconded by Randy Nehus. All in favor, the motion passed with a 6-0-1 vote, Mr. Hart abstaining. Meeting adjourned at 7:40 p.m.

Attested to and submitted by:

  
Jan Johannemann, City Clerk

  
Dave Hart, Chair

Dated 11/6/18

Dated 11/6/2018