

ORIGINAL



PLANNING & ZONING MEETING Minutes of May 21, 2019

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 Ron Johnson Tom Wheeler
Nick Reitman Steven Shinkle

Absent: Sonny Markus Randy Nehus

Also Present: Stephanie Tarter, Admin. Clerk Carol Hofstetter, Zoning Administrator
Andy Schabell, Mayor

APPROVAL OF MINUTES – May 7, 2019

MOTION: Ron Johnson made a motion to approve the minutes of May 7, 2019, seconded by Steven Shinkle. All in favor, the motion passed 4-0-1, Mr. Reitman abstaining.

VISITORS AND GUESTS

Anthony Mark Griffith, Ken's Auto Care, 31 Spillman – The previous owner had a concrete pad put in and at the time of install, it was stated on the zoning that no building or dumpster could be put on the lot. Mr. Griffith is asking for that to be changed so that he can put a storage unit on the lot. It was asked if Mr. Griffith had documentation of this stipulation and he only has what Ms. Hofstetter found. The only place she could find the restriction of no building or dumpster was in the review letter, it was never recorded in old minutes. Mr. Hart made a correction to the request, saying that it is not a zoning change but rather a site approval for the 12x24 storage unit that Mr. Griffith is wanting to put on the property. Ms. Hofstetter said there is already screening in place between the lot and the residential housing. The storage unit is a pre-built unit that will be placed at the edge of the concrete pad and anchored in, there will be no electric or plumbing to the unit. The unit will be used to house a lawn mower and other equipment to open up the bay where those items are currently located. No one seems to know the reasoning for the restriction and the commission can't find any reason to not allow the structure.

MOTION: Nick Reitman made a motion to allow Mr. Griffith to submit the permit application for the 12x24x10 structure, seconded by Steven Shinkle. All in favor, the motion passed 4-0-1, Mr. Hart abstaining.

NEW BUSINESS

Ms. Hofstetter handed out the new revised zoning maps that include all of the corrections so the commission has something fresh to start with.

It was asked what the grass height is and the procedure for complaints. Grass should be no taller than 8 inches high and all complaints are run through Ms. Hofstetter.

UNFINISHED BUSINESS

The commission is waiting to hear back from Mr. Duncan in regards to signs and once that is in, they can finalize zoning and sign ordinances. Once that is closed out, the commission will spend the last part of the year going through the Comprehensive Plan.

INTERNAL BUSINESS

ORIGINAL

Treasurer Report: In the absence of Randy Nehus, Dave Hart presented the Treasurer's Report for May 21, 2019. Mr. Hart noted there was a \$.01 error in the beginning and ending balances, and the bank statement reflects the correct amount.

Beginning Balance	\$14,292.19	
Receipts	+250.00	ID Plat for 2 Viewpoint Dr, Viewpoint 2 LLC
Expenses	- 949.00	Ziegler & Schneider Inv #220
	-1,443.00	CT Consultants Inv #190283-3
End Balance	\$12,150.19	

MOTION: Nick Reitman made a motion to pay invoices as presented, seconded by Tom Wheeler. All in favor, the motion passed 4-0-1, Mr. Hart abstaining.

MOTION: Steven Shinkle made a motion to accept the Treasurer's Report dated May 21, 2019, with the amendment to the beginning and ending balance from \$14,292.20 to \$14,292.19, and from \$12,150.20 to \$12,150.19 respectfully, seconded by Nick Reitman. All in favor, the motion passed 4-0-1, Mr. Hart abstaining.


City Council Report: Mayor Schabell gave a quick recap of what took place at the last council meeting in regards to zoning changes for those members who were not present at the previous meeting. All council members are in support of making adjustments to the city's current zoning and creating zoning sections. This is a good time to make changes as the commission will be reviewing the Comprehensive Plan as soon as the sign ordinances are finished. Mr. Hart wanted to clarify that the commissioners, along with Mr. Duncan, did review the Comprehensive Plan in detail in 2015 and at that time there was not enough evidence or situations to change what was in place. This upcoming season, because of the impact of Arcadia, there will be reason to make significant changes.

Correspondence: There are a couple of HB55 courses coming up in two different locations. Mr. Hart will forward contact information to Ms. Hofstetter to find out the needed information.

ADJOURNMENT

MOTION: Nick Reitman made a motion to adjourn, seconded by Steven Shinkle. All in favor, the motion passed with a 4-0-1 vote, Mr. Hart abstaining. Meeting adjourned at 7:23 p.m.

Attested to and submitted by:


Jan Johannemann, City Clerk

Dated 6/5/19


Dave Hart, Chair

Dated 6/4/2019