

**PLANNING COMMISSION MEETING
MINUTES OF MEETING
AUGUST 4, 2014**

CALL TO ORDER:

Chairman Pratt called the meeting to order at 7:00 pm.

PLANNING COMMISSION MEMBERS PRESENT:

Martin Pratt, Cindy Shay, Cathy Oetker and Alan Seymour. Scott Failor and Scot Draughn excused. Bob Cotter unexcused.

OTHERS PRESENT:

Martha Jeanne Huffman, Garnet Rausch, Donald Boerger, and City Planner Greg DeLong.

APPROVAL OF MINUTES:

Planning Commission Meeting minutes of July 7, 2014, were approved as presented. Voice vote was unanimous.

ADMINISTRATION COMMENTS: None.

CITIZEN COMMENTS: None

NEW BUSINESS:

- **Zoning Map Amendment to rezone parcel 2900240370000, located at 980 N. Maple Street from OR (Office-Residential) zoning to B-1 (Service Business) zoning; filed by Jeanne Huffman, 980 N. Maple Street, Marysville, Ohio 43040.**

Ms. Huffman gave a presentation on why she would like to rezone her land from OR to B-1. Some of the reasons include: area is commercial, there is B-1 zoning across the street, the zoning matches the intent of the Comprehensive Plan.

Mr. DeLong stated that there may be other property owners in the future looking at a similar rezoning request.

Mr. Seymour stated that he would have liked to have seen the entire area packaged together as a rezoning request instead of just each individual property coming in one at a time.

Mr. DeLong stated that he agrees with Mr. Seymour's comments and that he would have preferred to have had all of the property owners join together and do one zoning amendment at one time, but the property owners just started reaching out to the City within the past week and Ms. Huffman has been working with City staff for the past year to find a zoning district that would be appropriate in this area. Mr. DeLong stated that if any property owner wants

to submit a zoning request to the City, the City has to accept it and take it through the necessary processes.

Mr. Pratt stated that it appears the request meets the intent of the Comprehensive Plan.

Mr. Seymour stated that he is concerned with the B-1 zoning request as the B-1 zoning district has a lot of uses which may pose to be negative for the community. Mr. Pratt asked if BR zoning had been considered.

Ms. Huffman stated that she looked at BR zoning but B-1 gave more zoning options than the BR zoning.

Mr. DeLong stated that he and Ms. Huffman discussed BR as an option, but since there is no existing BR zoning in the area, it would have appeared to be spot zoning. Also, there is currently B-1 zoning across the street and by selecting B-1 zoning, it would be an extension of the existing B-1.

Ms. Oetker stated that while some B-1 uses may not be the best, the Design Review Board will still look at anything being constructed.

Mr. Seymour stated that he doesn't feel B-1 is appropriate in this portion of the City as this is a major gateway into the City.

Mr. DeLong stated that if the Commission feels there are uses listed within the B-1 zoning district that are unacceptable, then the Commission and staff need to look at the Code and do the necessary modifications because those negative uses would be negative citywide and not just in this area.

After discussion, Mr. Seymour made the motion to recommend to City Council the zoning map amendment to 980 N. Maple Street. Question put, stood:

Mr. Pratt: Yes Ms. Shay: Yes Ms. Oetker: Yes Mr. Seymour: No

Mr. Seymour stated his reasons for the No vote and they included:

- The request is for an isolated lot which is similar to spot zoning.
- B-1 is not an appropriate zoning district for this area of the City.

This item will be forwarded to City Council.

- **Zoning Code Amendment to Section 1140.07(d): Street Trees and Public Tree Requirements.**

Mr. Pratt stated that he was not in attendance at the last meeting, but he likes this change as it will provide better safety in the future for residents as there are many instances where trees are blocking the visibility of the street signs and stop signs.

After discussion, Ms. Shay made the motion to recommend to City Council the zoning code amendment to Section 1140.07(d). Question put, stood:

Mr. Seymour: Yes Mr. Pratt: Yes Ms. Shay: Yes Ms. Oetker: Yes

This item will be forwarded to City Council.

- **Zoning Code Amendment to Section 1135.17: Special District One.**

Mr. Pratt stated that this modification makes sense and that it gives the City more flexibility to use the SD-1 zoning district in other areas of the City.

After discussion, Mr. Seymour made the motion to recommend to City Council the zoning code amendment to section 1135.17. Question put, stood:

Mr. Seymour: No Mr. Pratt: Yes, Ms. Shay: Yes Ms. Oetker: Yes

This item will be forwarded to City Council.

INDIVIDUAL COMMISSIONERS COMMENTS:

Mr. Seymour – None
Ms. Shay – None
Ms. Oetker – None
Mr. Pratt - None

ADJOURNMENT:

The meeting was adjourned at 7:30 pm.