

**PLANNING COMMISSION
MINUTES OF MEETING
November 4, 2019**

MEMBERS PRESENT: Dana Gehman, Lainie Menge, Brett Garrett, Emily Latham, John Kleinman, Chad Wolniewicz

OTHERS PRESENT: Ashley Gaver, Ron Todd, Jeremy Hoyt, Amanda Dunnavant, David Holden, Katie Crocco, Philip Lapointe, Tyler Bickwell, Amy Eastman, Matt Eastman, John Popio, Bill Narducci, Gary Smith, John Bargiel, Joel Trewartha, Jeff Lewis, Steve Perkins, Tom Stephens, Keith Segner, Kathy Young, Jerry Bury, Meg Michel

MEETING CALLED TO ORDER: The meeting was called to order at 6:30 p.m.

APPROVAL OF MINUTES: The minutes from October 7, 2019 were approved as submitted.

SWEARING IN OF APPLICANTS

CITIZEN COMMENTS:

REPORT OF ADMINISTRATION: Ms. Gaver stated at the end of the meeting a chair and vice chair will need to be appointed to the Commission.

OLD BUSINESS:

1. To hear a zoning code amendment to Part Eleven – Planning and Zoning Code

Ashley Gaver went over the updated made to the zoning code amendment. The first update was the overall map with the colors. The colors are more defined to make it easier to view. The second update was the parcel located on St. Rt. 4. It was changed to Agricultural Residential District. The third update made was accessory structures on Agricultural Residential District. It was changed to allow up to a combined total of 2,400 sq. ft. for two accessory structures. The forth update was non-conforming use. It was changed to allow a business to be re-built and continue as a non-conforming use if it was damaged by fire, explosion, flood, riot or act of God. Ms. Gaver stated the City will maintain the term average, as this will be calculated by the first two parcels on either side of the subject parcel.

Meg Michel, resident, stated she loves the new color but can't access the map. Keith Segner, resident, was concerned with his property being rezoned if he was able to continue to expand his business. Matt Eastman, resident, wanted clarification on what he was able to do on his property once it was rezoned. Meg Michel stated she isn't comfortable with the answer she has received back from all her questions she has submitted to the City. Katie Crocco, resident, stated this is what they do for a living and if it's not clear to the realtors then it isn't clear to the residents. Ms. Gaver responded to everyone's concerns.

Motion By: Mr. Menge Vote: 6-0; Conditions; Approved as submitted

NEW BUSINESS:

2. To hear a Planned Unit Development (PUD) application for Development Plan approval for a +/- 28.28 acre single family development on the property located at parcel #2900030720000. This parcel is situated between Walnut and Chestnut Street, south of Eljer Park.

Jeff Lewis presented the application to the Commission. Brett Garrett recused himself due to knowing an adjacent property owner to this project. Mr. Lewis stated this project allows affordable housing which Marysville is in desperate need of. Joel Trewartha stated the goal is to build affordable homes from Marysville resident. Mr. Trewartha stated what you see is what you get. Gary Smith went over the site plan for the development. The development will have 131 lots. Mr. Smith stated they have direct access to Eljer Park. Mr. Smith stated they have to have cluster mailboxes. Mr. Smith stated they have no problems with the engineering comments. Mr. Wolniewicz asked where the mailboxes would be located. Mr. Wolniewicz asked about the TIF and what it was for. Jeremy Hoyt stated it was for wastewater only TIF.

Jeremy Bury, resident, owns the property in the middle of houses facing Chestnut Street. He has concerns with the 17 driveways off of Chestnut Street due to traffic. He has concerns about the 4 houses that are isolated from the rest of the development. Gary Smith stated they could allow for additional screening with the lots that back up to Mr. Bury's property. Katie Crocco, resident, is excited for this affordable housing development. Ms. Crocco has some concerns with the houses located on Chestnut. John Popio, Union County Airport, read a letter to the Commission. Tyler Bickwell, Union County Airport, showed some slides of examples for the future runway for the airport. Mr. Bickwell has some concerns with the 4 lots located by themselves due to being in the way of the future extension. Mr. Bickwell stated they would like to set up something to meet with the developer. Ms. Menge asked with the four lots if they have tried to work them in within the development.

Mr. Wolniewicz asked if the houses on Chestnut St. could have a common access drive. Gary Smith stated they are comfortable they can find a solution to the access situation for those homes. Mr. Garrett read through the conditions that the Commission had requested in order to approve the application.

Motion By: Mr. Kleiman Vote: 5-0; Conditions; Approved with conditions

DISCUSSION ITEMS:

The Commission voted Brett Garrett to be the chair and Chad Wolniewicz to be vice chair for the next month's meeting. A new chair and vice chair will be chosen at the first meeting in 2020.

Individual Commissioners Comments:

ADJOURNMENT: The meeting was adjourned at 8:39 p.m.