

PLANNING COMMISSION

October 7, 2024

The October 7, 2024 Planning Commission meeting was called to order at 6:30 p.m. in Council Chambers by Kyle McColly, Chairman. Planning Commission members present were Kyle McColly, Tom Karcher, Ross Niederkohr, and Jordan Treadway. Nancy Johnson was absent.

Others present included: Greg Moon, Zoning Inspector; John Walker; Julia Lemire; and Sarah Bennett, Clerk.

The minutes of the August 5, 2024 Planning Commission meeting, having been mailed to each Planning Commission member, were approved as received.

Planning Commission members reviewed a lot split request from C.H. McCarthy Corporation to split a .395 acre parcel being 61' wide and 411' deep located to the west of County Highway 50 and east and adjacent to Diamond Roll-Up Door, 295 Commerce Way, which is located on Lot #16 on the north side of Commerce Way. Diamond Roll-Up Door is expanding their building for additional manufacturing space and needs to acquire this property from C.H. McCarthy Corporation to comply with building code requirements. C.H. McCarthy Corporation will maintain their parcel of land located north and adjacent to Diamond Roll-Up Door and south of US 23/30. C.H. McCarthy Corporation has a billboard located on the parcel they plan to keep and an easement to access their property when necessary. Mr. Moon indicated that the lot size does not meet the City's minimum lot size requirements and can only be sold as an adjoining parcel.

A motion was made by Mrs. Treadway, seconded by Mr. Karcher, to approve the lot split of the adjoiner parcel only, as currently owned by C.H. McCarthy Corporation, as requested. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a zoning permit application from Ten Ducks Holdings, LTD, 111 West Walker Street, for their properties located along the south side of the street from 101 to 113 West Walker Street, and along the west side of the street from 124 to 138 North Sandusky Avenue. Preliminary plans for Stoked, 124 North Sandusky Avenue were also reviewed. Mr. Moon indicated that the project meets all of the City's Planning and Zoning Regulations but Planning Commission approval is necessary due to the Central Business District (CBD) zoning designation of these properties.

A motion was made by Mr. Niederkohr, seconded by Mr. Karcher, to approve the zoning permit application from Ten Ducks Holdings, LTD for their properties in the downtown, as requested. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Planning Commission members reviewed a request from MJ Diversified Grp. LLC, Thomas Myers, for the construction of twenty-nine (29) condominium units with attached garages on an existing six plus (6+) acre parcel located at 987 Greenbriar Road. Mr. Myers is also requesting approval of an entry gate for the development. Mr. Moon explained that with the with limited road frontage and the City's Planning and Zoning Regulations requiring 50' of lot width per unit and the entry gate to be located in the front yard of the property a variance is required for the condominium units and entry gate. It was explained that the street in this development will be private. Planning Commission members discussed the entry gate and expressed their opposition to this gate.

A motion was made by Mr. Karcher, seconded by Mrs. Treadway, to have MJ Diversified Grp. LLC apply for a variance with the Board of Zoning Appeals for the twenty-nine (29) condominium units and entry gate, and recommend to the Board of Zoning Appeals that the request for an entry gate be denied. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

There being no further business, the Chairman declared the meeting adjourned.

Sarah J. Bennett, Clerk

Kyle McColly, Chairman