

PUBLIC HEARING

February 3, 2025

6:10 p.m.

The February 3, 2025 Public Hearing was called to order at 6:10 p.m. in Council Chambers by Tom Karcher, Acting Chairman. Planning Commission member present was Tom Karcher. Kyle McColly, Nancy Johnson, Ross Niederkohr, and Jordan Treadway were absent.

Others present included: Greg Moon, Zoning Inspector; Randy Sorg; Ron Walton; Kayla Weaver; Joe Clark; and Sarah Bennett, Clerk.

The purpose of this public hearing was to discuss a request from Nicholas Long to rezone two parcels of land (#06-2270-0000-00 and #06-2295-0000-00) located at 1115 East Wyandot Avenue from Highway Business (HB) to Limited Business (LB).

It was noted that in the request for rezoning Mr. Long indicates that he is proposing to rezone this property for the construction of 25+ new townhome units with his goal to bring more affordable housing to the community, with the units to be one level, two bathrooms, and approximately 1,100 square feet and each building will consist of 3+ units and each unit will be individually metered.

Mr. Moon indicated that Mr. Long's property is located adjacent and diagonally across the street from properties also zoned Limited Business (LB), therefore eliminating the concern of spot zoning.

Property owners from the area inquired about the future townhome development. Mr. Moon noted that no site plans for the development have been presented.

It was noted that the request presented is addressing the need for rezoning as residential units are not permitted in the Highway Business (HB) District.

There being no further business, the Acting Chairman declared the hearing adjourned.

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Sarah J. Bennett, Clerk

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Tom Karcher, Acting Chairman

PUBLIC HEARING

February 3, 2025

6:20 p.m.

The February 3, 2025 Public Hearing was called to order at 6:20 p.m. in Council Chambers by Tom Karcher, Acting Chairman. Planning Commission member present was Tom Karcher. Kyle McColly, Nancy Johnson, Ross Niederkohr, and Jordan Treadway were absent.

Others present included: Greg Moon, Zoning Inspector; Joe Clark, Prospira; Kayla Weaver; and Sarah Bennett, Clerk.

The purpose of this public hearing was to discuss a request from Prospira to rezone a parcel of land (#06-4502-5001-00) located along the east side of Broadview Street from Limited Manufacturing (LM) to General Manufacturing (GM).

It was noted that this property is adjacent to another parcel of land to the north that is owned by Prospira and zoned General Manufacturing (GM).

Mr. Clark indicated that the zoning amendment for this parcel is being requested to make the zoning of properties owned by Prospira uniform for possible future development.

There being no further business, the Acting Chairman declared the hearing adjourned.

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Sarah J. Bennett, Clerk

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Tom Karcher, Acting Chairman

PLANNING COMMISSION

February 3, 2025

The February 3, 2025 Planning Commission was called to order at 6:30 p.m. in Council Chambers by Tom Karcher, Acting Chairman. Planning Commission member present was Tom Karcher. Kyle McColly, Nancy Johnson, Ross Niederkohr, and Jordan Treadway were absent.

Others present included: Greg Moon, Zoning Inspector; John Barnes, Vaughn Property Services; and Sarah Bennett, Clerk.

At this time Mr. John Barnes, Vaughn Property Services, explained the company’s request to enclose the ten (10) acre property located at 10264 County Highway 121, with a 6’h fence and three (3) strands of barbed wire above the fence to secure the lay down yard that will be moved from Carey, Ohio to Upper Sandusky. Mr. Barnes indicated that the Ohio Department of Transportation (ODOT) will remove their existing fence to the north of the property and along the south side of US 23/US 30 if this request is approved. It was noted that gates will be utilized to access the property and the fence will maintain a 2’ setback from the property lines. Mr. Moon indicated that the placement of fence in the front yard, the height of the fence, and barbed wire conflict with the City’s Zoning Regulations therefore requiring a variance. A meeting with the Board of Zoning Appeals for this request will be scheduled.

It was noted that a Planning Commission meeting will be scheduled to address the next step in the process for the zoning amendment requests from Nicholas Long and Prospira, as reviewed in the Public Hearings held prior to this meeting.

There being no quorum, the Acting Chairman declared the meeting adjourned.

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Sarah J. Bennett, Clerk

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Tom Karcher, Acting Chairman