

PUBLIC HEARING

May 5, 2025

The May 5, 2025 Public Hearing was called to order at 6:20 p.m. in Council Chambers by Kyle McColly, Chairman. Planning Commission members present were Kyle McColly, Tom Karcher, Nancy Johnson, Ross Niederkohr, and Jordan Treadway.

Others present included: Greg Moon, Zoning Inspector; Allen Keller; Mike Keller; Doug Keller; Brian Long; Vikki Long; Heather Brodman; John Walker; and Sarah Bennett, Clerk.

The purpose of this public hearing was to review a request for a zoning amendment for two parcels of land being parcel #06-2210-0000-00 owned by Allen Keller and parcel #06-2215-0000-00 owned by James and Kelly Moll, with both parcels being located along the south side of Raybestos Drive. The properties are currently zoned Limited Manufacturing (LM) and a zoning designation of Residential 2 (R2) is being requested.

Mr. Keller indicated that his land is currently being utilized for agricultural purposes. Mr. Keller plans to continue using his property for agricultural purpose and has no plans to develop the property at this time.

Mr. Moon indicated that Mr. James Moll is currently operating an upholstery business on his property and he would like to also reside on his property, and residences are prohibited under the current zoning designation of Limited Manufacturing (LM).

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

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Sarah J. Bennett, Clerk

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Kyle McColly, Chairman

PLANNING COMMISSION

May 5, 2025

The May 5, 2025 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, Nancy Johnson, Ross Niederkohr, and Jordan Treadway.

Others present included: Greg Moon, Zoning Inspector; John Walker; Brian Hemminger, Daily Chief Union; and Sarah Bennett, Clerk.

The minutes of the February 3, 2025 Public Hearing (6:10 p.m.), having been mailed to each Planning Commission member, were approved as received.

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Mr. Moon presented a request from Shane Berger, 355 West Walker Street, for the construction of either a 17'w x 32'l x 20'h attached accessory building to maintain a 5' setback from the side property line to the east or a 20'w x 32'l x 18'h detached accessory building to be located on the property line to the east. The proposed accessory building will be located in the side and rear yards of Mr. Berger's property. A statement from Mr. Berger was shared indicating that the detached accessory building would be best for him as the proposed accessory building and his existing garage would line up and he would be able to drive a car all the way through the proposed accessory building to his garage. Mr. Moon indicated that both of the options for the proposed accessory building conflict with the City's zoning regulations as accessory buildings shall be located only in the rear yard shall be at least ten (10) feet from any lot line, therefore a variance is required.

A motion was made by Mrs. Treadway, seconded by Mr. Karcher, to refer Mr. Berger's request for an accessory building to the Board of Zoning Appeals and recommend the attached accessory building be considered. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Discussion was held regarding the zoning amendment request from Allen Keller and James and Kelly Moll, as reviewed in the public hearing held prior to this meeting.

A motion was made by Mr. Karcher, seconded by Mrs. Niederkohr, to recommend the zoning amendment request from Allen Keller and James and Kelly Moll to City Council for their review and consideration. Upon Roll Call, all members voted Yes. The Chairman declared the motion carried.

Zoning regulation items that may need to be addressed in the City's Zoning and Building Regulations were again discussed. Mr. Moon noted that two topics proposed to be addressed were political signs and dust proof parking surfaces. Proposed amendments will again be discussed by the Planning Commission members at a future Planning Commission meeting.

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

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Sarah J. Bennett, Clerk

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Kyle McColly, Chairman