

Special Planning Commission Minutes

Monday, February 1, 2021 – 6:30 PM

Item	Presented By:	Action	Topic	Report
Call to Order & Roll Call	Steve Simiele		Commission Members: Steve Simiele, Resident & Chair Matt Boettcher, Vice Chair; Council Member David Blathers, Resident Jim Puthoff, Resident Matt Scott, Business Owner & Resident Advisors: Ron Hirth, Administrator & Resident Terry Donnellon, Solicitor	<p>The Planning Commission convened a Special meeting on Monday, February 1, 2021 at 6:30 PM by video conference with Chair Steve Simiele presiding. The Mayor had previously called this meeting as a special meeting to review and conduct business related to planning and zoning business of the Village.</p> <p>This remote access meeting was allowed by emergency legislation adopted by the Ohio General Assembly and approved by the Governor. The emergency legislation added language to RC Section 121.22 allowing public meetings by telephone or video conference during the current pandemic and the declared State of Emergency. As required by the statute, notice of the video meeting was publicized more than 24 hours in advance to allow public access. The public was also given back up numbers to call in the event there were difficulties accessing the meeting by Zoom video. This Notice of Meeting was posted on the Village's website and a similar Notice was sent to various media outlets.</p> <p>Roll call of committee members: Steve Simiele - Present Matt Boettcher - Present David Blathers – Present Jim Puthoff – Present Matt Scott – Not Present</p> <p>Motion to excuse Mr. Scott by Mr. Puthoff Second by Mr. Boettcher All members voted in favor.</p>

Set the Agenda & Adopt	Mr. Simiele	Review & Motion		Motion to adopt the agenda by Mr. Puthoff Second by: Mr. Blathers All voted in favor.
Persons Registered to Address the Commission	None		None	
Minutes to be Approved		Review & Motion	Approve minutes from last meeting January 4, 2021.	Motion to approve the Planning Commission minutes for January 4, 2021 by Mr. Puthoff Second by Mr. Boettcher All voted in favor.
Discussion				
New Business	Mr. Simiele & Mr. Donnellon		2700 Losantiville – Public hearing regarding modifications to accommodate a new business.	<p>Tiffany McPherson – 1944 Chase Avenue 45223</p> <p>Ms. McPherson has purchased property at 2700 Losantiville. She comes before the planning commission to introduce herself to the Village along with plans to renovate the interior of the building. She is relocating a beauty salon business from Section Road to this property. Her plans include painting the building, interior renovations, and long-term improvements to the parking lot.</p> <p>Signage will use existing areas on the building.</p> <p>Mr. Donnellon believes the use of the property is consistent with the zoning for the property. Of particular interest is the improvement for the parking lot along with adding handicap parking. Signage suggested is also conforms. It needs to be noted that the screening on the west side of the building be maintained. No variances are required to approve the use of this building as proposed.</p> <p>Motion to approve use by Mr. Puthoff Second by Mr. Boettcher All voted in favor.</p>

<p>Old Business</p>	<p>Mr. Donnellon</p>		<p>Free Community Libraries – public hearing to consider code modifications to allow residential construction</p>	<p>Mr. Donnellon drafted recommendations for modification of legislation to Council to allow installation of free library structures in the residential areas. The Planning Commission will make these recommendations to Council to pass legislation.</p> <p>Mr. Simiele questioned if there should be a recommendation to Council regarding spacing of locations. Mr. Blathers stated he believed there should be no recommendations. Mr. Boettcher suggested leaving this decision to Council.</p> <p>Mr. Boettcher asked Mr. Donnellon about height restrictions. He believed 48” height was too low. Mr. Puthoff asked if there were any ADA concerns about height.</p> <p>There was additional discussion about proximity of construction to the right-of-way.</p> <p>Lou Marx, resident, expressed concern that requirements need to be communicated clearly to those who install a unit. Mr. Donnellon stated that the purpose of the Planning Commission is to primarily set guidelines for the construction and placement of the units. The operation of the units should be set more specifically by the organizer.</p> <p>See the full discussion here.</p> <p>Motion to recommend 3 modifications by Mr. Puthoff:</p> <ol style="list-style-type: none"> 1. Be sure overhang is not over public easement. 2. Accessible from a public sidewalk including accessing from private property 3. Access to the enclosure in to be no larger than 48”. <p>By Mr. Puthoff Second by Mr. Simiele All voted in favor.</p> <p>A public hearing will be scheduled.</p>
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Announcements				Next meeting is scheduled for Monday, March 1, 2021 @ 6:30 PM pending any business for consideration.
Adjourn				Motion to adjourn at 7:25 PM EST by Mr. Boettcher Second by: Mr. Puthoff All voted in favor.

Approvals:

_____ Date: _____
Submitted by Ron Hirth, Administrator

_____ Date: _____
Steve Simiele, Planning Commission Chair

_____ Date: _____
Anna Gedeon, Asst. Clerk