

Planning Commission

7:00 pm Monday, March 24, 2014

Meeting Minutes

Mr. Bridgman called the meeting to order at 7:01pm

Roll Call: Members Present: Mr. Bridgman, Mr. Elliott, Mr. Hatfield, Mr. Watson , Mr. Finchum and Mr. Fields

Staff Present: Patricia M. Higgins, Village Manager

Minutes:

Mr. Bridgman asked the Commission members if they have reviewed the minutes and if there were any changes. No comments were received. Mr. Watson made a motion to approve the minutes and Mr. Bridgman seconded the motion. The minutes were approved.

Regional Planning Commission Reports

Mrs. Higgins indicated at the last meeting of the Regional Planning Commission, 3 cases were reviewed. A landscape modification for a Design Homes subdivision; Tylerville Promenade, State 1 a mixed use development that has many issues to be resolved as it moves forward and Peter's Cartridge, Hamilton Township, an old factory to be renovated into housing. EPA funds have been applied for to clean up the site.

Old Business

At the last Planning Commission meeting, Mrs. Higgins reported that the owner of the Der Dutchman questioned why churches were not permitted in the General Commercial District. After reviewing the code, it was confirmed that churches are not permitted. Staff asked if the Planning Commission would review the code and seek a code amendment. Mrs. Higgins reported, the amendment could not go forward as a result of not having a motion passed that supported staff to look into churches being permitted as conditional uses in the General Commercial District.

Mr. Bridgman made a motion to proceed with the amendment of the Zoning Code to permit churches as a conditional use in the General Commercial District, Mr. Finchum seconded the motion, the motion was approved.

Public Hearing

Mr. Bridgman introduced the Planning Commission Case – 2014-3 and asked Mrs. Higgins to present the case.

Mrs. Higgins summarized the staff report regarding the modification of the recently approved conditional use for the Bed and Breakfast located at 161 Edwards Road to permit a free standing sign.

Mrs. Higgins indicated at the time the Planning Commission was discussing the original application for the conditional use approval for the bed and breakfast, a sign was discussed but not in enough detail to grant approval at that time. Tonight, the applicant seeks approval of a free standing sign.

A free standing sign for a non-residential use according to the Zoning Code would need to be no larger than 7.5 square feet, no higher than 6 feet from the ground, the horizontal dimension could not exceed 7' and the sign must be externally illuminated.

Ms. Worley explained that she was not set on a size or design but wanted to discuss options with the Planning Commission.

Staff Recommendation

Staff recommended the sign should be small to maintain the residential character of the area., therefore, the sign should be no larger than 2 square feet.

The Planning Commission continued to discuss the size of the sign and the need for a sign that could be seen and attractive. Mr. Fields made a motion to close the Public Hearing and Mr. Watson seconded the motion. The Public Hearing was closed.

Mr. Bridgeman asked if anyone would like to make a motion to modify the conditional use to permit a free standing sign. Mr. ----- made a motion and Mr. ---- seconded the motion to permit a free standing sign with no more than 7.5 square feet of signage and not to be higher than 6 feet.

Planning and Zoning Training

Mr. Finchum and Mr. Watson briefly reviewed the powerpoint presentations from the Miami Valley Communications Council training sessions they recently attended. The first training session discussed by Mr. Finchum was how to have a productive meeting; examples on how Planning Board meetings are structured and conducted, guidelines for engaging the public and making tough decisions. Mr. Finchum reported the training was very helpful.

Mr. Watson summarized the session he attended regarding the history of zoning. As well as, Landmark case law was reviewed, the comprehensive plan and how it relates to zoning, and the role of the Planning Commission and the Board of Zoning Appeals. Mr. Watson stated the session was very good and it helped him to understand the role of the Zoning Code and the Planning Commission.

With no other business the meeting was adjourned at 7:45.