

Planning Commission Meeting Minutes

February 6, 2018 • 6:30 p.m.

The meeting was called to order by Mr. DeGood. Roll call was taken; those present included: Mr. DeGood, Mr. Young, Mr. Erdman, Councilman Mr. Dzyak and Mayor Ann Roth. Staff present: Edward Ciecka, filling in for Village Administrator Mrs. Hoelzle, Dennis Brown, Code Enforcement Officer

Mr. DeGood asked for the approval of the January 6, 2018 meeting minutes. Minutes were not available, and approval was tabled until the next meeting.

Public Hearing for a variance at 105 Maple St. for an accessory structure. Dennis Brown provided background on the case. A permit was sought because of an enforcement action as two accessory structures were on the property. A review of records found that permits were not issued for either structure. The owner explained that one of the structures was a “play house” that was used by children under her care. Mayor Roth reported to members that in reviewing the neighborhood she observed other properties that conflicted with Section 150.036 of Swanton Code. The owner agreed to move the recently installed shed in compliance with the side yard set back requirements.

Mayor Roth made a motion to approve the variance conditioned on adjusting the one shed to comply with the setback requirements, Mr. Erdman seconding. No further discussion. Roll Call vote. In favor: Dzyak, Erdman, Roth. Voting against: Young, DeGood. Motion carried 3 – 2

Mr. Ciecka informed the Planning Commission that three zoning map amendments approved by the Planning Commission in January 2018 were to be heard by Village Council on February 12, 2018.

Mr. DeGood commented on a future task of the Planning Commission should include a review of the Zoning Code definition of accessory structures. The earlier item on the agenda pointed out some deficiencies in the code such as pole barns or accessory structures that can be larger than the main residence; vinyl temporary car ports; and, accessory structures being built before a principle structure.

Mayor Roth informed members of her recent conversation with Miller-Valentine Group and the status of the applications for Ohio housing tax credits. Under further investigation, Miller-Valentine will not be able to process an application as their assessment of the current criteria could not be met as the proposed projects are in Lucas County side of Swanton and because of that they would not score well. At this time, he does not foresee their projects moving forward but would consider Swanton as a site for future rounds.

