

VILLAGE OF SWANTON

Planning Commission Meeting Minutes

May 7, 2019 • 6:30 p.m.

The meeting was called to order at 6:30p.m. Roll call was taken; those present included: Mr. DeGood, Mr. Erdman, Mr. Young, Mayor Roth, Mr. Brown, Code Enforcement and Mrs. Hoelzle, Village Administrator. Mr. Dzyak was excused.

Mayor Roth moved to approve the March 5, 2019 Meeting Minutes, with Mr. Erdman seconding. No discussion. Roll Call vote. ALL YES Motion carries 4-0.

The first substantive item on the agenda was review of variance request at 123 Redbud. Mr. Druschel erected a pool with no permit. Said pool is located three (3) feet from the rear property line. Discussion ensued about when the pool was erected (summer of 2018). Much discussion on allowing variances especially variances for structures constructing without a permit. Planning Commission wishes to bring this to Council's attention. Much discussion of educating the public on the correct procedure.

Mr. DeGood moved to grant the variance request, from §150.080(B), of two (2) feet for the pool with Mayor Roth seconding. Roll Call vote. ALL YES Motion carries 4-0.

The next three substantive items on the agenda were Site Plan Reviews of parking facilities on various Swanton Local School District property. Mr. Young recused himself from the discussion. Mr. Chris Lake, Superintendent of Swanton Local School District, spoke in regards to the Site Plans submitted. The Site Plans include the following: Swanton Elementary addition of 19 parking spaces, Swanton Middle School addition of up to 36 additional parking spaces, Swanton Bus Garage (118 Airport) paving of the parking lot. Mr. Lake indicated the shortage of parking spaces at the school building. He pointed out that teachers are parking behind Swanton Middle School and when there are events there is a lack of parking for attendees. Mr. Young spoke on the specifics of the plans which include a base bid for SMS and the alternate of additional parking on the north side of the property. Mr. Young discussed the stormwater management plans for all sites. Their consulting engineer is still working on the plans to best collect and detain water on the site. Mr. Young indicated that the plan for the parking garage on Airport Highway will be different as the parking lot is currently all gravel and will go from a pervious to an impervious site. Mr. Young indicated that at SES they are looking at bioretention cells for stormwater management. Mr. Young requested approval of the plans contingent on stormwater management.

Mr. DeGood asked about the health of the trees in the area around SMS proposed parking. He would like an arborist to guide the plans and ensure no main line roots are cut.

VILLAGE OF SWANTON

Planning Commission Meeting Minutes

May 7, 2019 • 6:30 p.m.

Mr. DeGood moved to grant approval for the Swanton Elementary School Site Plan contingent on final drawings related to stormwater management with Mr. Erdman seconding. Roll Call vote. ALL YES. Motion carries 3-0.

Mr. Erdman moved to grant approval for the Swanton Middle School Site Plan contingent on final drawings related to stormwater management with Mr. DeGood seconding. Roll Call vote. ALL YES. Motion carries 3-0.

Mr. DeGood moved to grant approval for the Swanton Bus Garage Site Plan contingent on final drawings related to stormwater management with Mayor Roth seconding. Roll Call vote. ALL YES. Motion carries 3-0.

Zoning Staff Report

The first item on the Zoning Staff Report related to parking facilities specifically as it relates to parking of recreational vehicles on properties. It was discussed to include, in §150.247 (d), language of passenger vehicles as defined by Ohio Revised Code 4501.01 (E). Much discussion on recreational vehicles storage. Planning Commission believes including a diagram to illustrate where vehicles would be permitted is a good route to take. Mr. DeGood drew preliminary drawings from which to work. Mrs. Hoelzle will formalize for next meeting.

Next item of discussion were construction standards and review of the documents on file at the Village. Many questions of the validity of the document. Planning Commission requested Mrs. Hoelzle reach out to CT Consultants to review documents and advise if other plans are more acceptable.

Mr. DeGood made moved to adjourn the meeting, with Mr. Erdman seconding. Motion carried 4-0.

Adjournment at 8:12 p.m.

RdG -

Mr. Roger DeGood