

VILLAGE OF SWANTON

Planning Commission Meeting Minutes

February 4, 2020 • 6:30 p.m.

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

Mr. DeGood asked for approval of the January 7, 2020, Meeting Minutes. ***Mr. DeGood moved to approve the January 7, 2020 Meeting Minutes, with Mr. Erdman seconding. No discussion. Roll Call vote. Motion carried 5-0.***

The first substantive item on the agenda was a Public Hearing for a proposed zoning classification amendment 13950 Airport Highway. It is currently a legal non-conforming use as it is a residential use in a B3 zoning classification. Mrs. Hoelzle gave a quick background on the property. The Village of Swanton annexed this property in 2003 with the passage of Ordinance 2003-45. In May 2014, the Zoning Office Staff made a recommendation to the Planning Commission to initiate zoning changes for parcels that still possessed township agricultural zoning classifications to the most appropriate Village zoning classification. Planning Commission made a recommendation to Village Council to amend the zoning classification of those properties, one of which was 13950 Airport Highway. Village Council approved amending the zoning classification at their August 25, 2014 meeting with the passage of Ordinance 2014-23.

Mr. Jerry Miller was present on behalf of Linda Cannaley. Mr. Miller indicated that the house is nicely maintained and it is in a flood plain. There have been people making offers but there are roadblocks when it gets to the financing part. He indicated that possible developers are looking at Turtle Creek as more desirable and the highest and best use of 13950 Airport is residential.

Mr. Erdman indicated that usually he is against spot zoning but he wouldn't want to see the property vacant.

Mr. Young brought up a 2016 zoning classification request very similar on South Main Street.

There was much discussion about the property to the north and east of 13950 Airport Highway.

Mayor Toeppe moved to approve to recommend to Village Council the zoning reclassification of 13950 Airport to One-Family Residential (R-1) contingent with the parcel to the east based on a positive response from Ms. Cannaley, with Mr. Young seconding. No discussion. Roll Call vote. Motion carried 5-0.

VILLAGE OF SWANTON

Planning Commission Meeting Minutes

February 4, 2020 • 6:30 p.m.

Open Forum

Mr. Miller then presented on a separate topic. He wished to address the Planning Commission regarding Waterwood Farms. There is a 31 acre parcel of land and he has narrowed it down to two options

1. Divide the parcel in half; sell off bottom and develop the north
2. 2 lots, 15 acre lots and create estate lot

Planning Commission discussed the options and what Mr. Miller would have to do to pursue either.

Zoning Staff Report

Mrs. Hoelzle gave an update on 13625 Airport Highway paving of parking lot. The parking lot at the former Barron's, upcoming El Camino, restaurant was paved in late summer 2019. Swanton Village Codified Ordinances require a stormwater management plan when a parking surface goes from pervious to impervious. The Village of Swanton requested the property owner of 13625 Airport Highway to provide information on the parking surface before paving. This was more complicated than anticipated but a letter from Buck Brothers Asphalt Paving & Maintenance LLC illustrates that the work performed did not involve any new catch basin, the existing catch basins remained, and that no excavation or change in elevations occurred. The letter indicates there was an existing stone base. Mrs. Hoelzle, discussed the matter with consulting engineer, Rich Hertzfeld who indicated that the change might be negligible.

Discussion on section of Codified Ordinances related to definitions. Reviewing the City of Maumee's definition as a reference.

Mr. DeGood made moved to adjourn the meeting, with Mr. Erdman seconding. Roll Call vote. All YES. Motion carried 5-0.

Adjournment at 8:19 p.m.

DeGood

Mr. Roger DeGood