

# VILLAGE OF SWANTON

## Planning Commission Meeting Minutes

March 3, 2020 • 6:30 p.m.

The meeting was called to order at 6:34p.m. Roll call was taken; those present included: Mr. DeGood, Mayor Toeppe, Mr. Erdman, Mr. Dzyak and Mrs. Hoelzle, Village Administrator. Mr. Young was excused.

Mr. DeGood asked for approval of the February 4, 2020, Meeting Minutes. *Mayor Toeppe moved to approve the February 4, 2020 Meeting Minutes, with Mr. Dzyak seconding. No discussion. Roll Call vote. Motion carried 5-0.*

The first substantive item on the agenda was a Public Hearing for a storm water management plan for 208 N. Main Street, a vacant lot owned by Trinity United Methodist Church. Mr. Don Feller, with Feller & Finch Associates, spoke on behalf of the application. Mr. Feller indicated there is no storm sewer near the property. He designed a retention basin larger than needed. The issue is the drainage and pooling of water in the area.

The Planning Commission was concerned about the berm so close to the south property line. Mr. Feller indicated it could be moved north if needed.

Mr. Bruhn, next door neighbor, asked about the detention basin. He indicated it consistently floods in his yard due to the water and slope.

There was a question about the sewer separation on Main Street between Church and Fulton Street. Mrs. Hoelzle will look into it.

Mr. DeGood expressed concern about the calculations not illustrating what exactly is happening. The calculations do not include some of the area just north of the vacant lot.

Mrs. Jana Broglin, with Trinity UMC, asked for clarifications about the basin and where Mr. DeGood would like it moved.

Mr. Jim Weber, with Trinity UMC, asked if the garage is below grade of the alley. Mr. Bruhn indicated yes.

Mrs. Broglin asked about the last time the alley was repaired as this could also be contributing to the drainage. Mrs. Hoelzle did not have that information readily available.

*Mr. DeGood moved to approve accept the stormwater management plan as presented with Mayor Toeppe seconding. No discussion. Roll Call vote. Motion failed 1-3.*

Mr. DeGood requested modifications to the plan with a continuation of the hearing to April 7, 2020.

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The second substantive item on the agenda was a Public Hearing for a variance at 615 S. Main Street. Current garage stands at 14'6" feet high. Mr. Chinni, property owner, wishes to demolish this garage and rebuild a new accessory structure that would stand at 18'6" high. The main structure on the lot stands at 17'. Mr. Chinni is requesting a variance of 1'6" from Swanton Village Codified Ordinance § 150.061 A.

Brief discussion.

*Mr. DeGood moved to approve the variance of 1'6" for an accessory structure at 615 S. Main with Mr. Erdman. No discussion. Roll Call vote. Motion carried 4-0.*

### Zoning Staff Report

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 4-0.*

Adjournment at 7:38 p.m.



Mr. Roger DeGood