

VILLAGE OF SWANTON

Planning Commission Meeting Minutes

July 7, 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. Dzyak, Mr. Erdman, and Mr. Young. Mrs. Hoelzle, Village Administrator was also present. This meeting was conducted via Zoom and live streamed to the Village of Swanton's Facebook page.

Mr. DeGood asked for approval of the June 2, 2020, Meeting Minutes. *Mr. Erdman moved to approve the minutes of June 2, 2020, with Mr. Dzyak seconding. No discussion. Roll Call vote. All YES. Motion carried 5-0.*

With no end in sight for live streaming meetings, Mrs. Hoelzle presented procedures for conducting public hearings during a live streaming meeting. There are modifications how we receive public comments during public hearings in a Planning Commission Meeting. At this time, the Village of Swanton will accept written public comment in place of in-person participation. Written public comments can be e-mailed to Village Administrator Rosanna Hoelzle at admin@villageofswantonohio.us, or dropped off at the Municipal Building at 219 Chestnut. Public Comment received by 2 PM on the date of the Planning Commission will be provided to the Planning Commission in advance of the meeting and will become a part of the permanent record of the meetings. If e-mailing, please note "Public Comment" and the meeting date in the Subject field.

During an in person Public Hearing the process is the same as follows, except it will be done virtually through comments instead of in person. Only comments/questions related to the Public Hearing will be addressed in the Facebook comments when lived streamed. The Chairman will first acknowledge applicant, or representative, to speak on behalf of application. The Chairman will next acknowledge those who wish to speak in support of application. This is when those in support should comment on the Facebook Live stream. After all those have been heard, the Chairman will then acknowledge those who wish to speak in opposition of application. At this time those in opposition should comment on the Facebook Live stream. All these comments will become part of the public record. If there are questions about a different topic please submit to the Village Administrator directly.

The first substantive item on the agenda was a variance request for 201 Walnut regarding a proposed fence. Fences are to be constructed on or within one foot of the property line. A corner lot property must have the side yard fence line in line with the edge of the dwelling. The property owner at 201 Walnut wishes to place the fence 17 feet off the edge of the dwelling. Mrs. Hoelzle provided insight on the application. There used to be a fence in the location but it was torn down a few years ago.

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Mr. DeGood moved to approve the Variance Request at 201 Walnut with Mayor Toeppe seconding. No discussion. Roll Call vote. ALL YES. Motion carried. 5-0

The second substantive item on the agenda was a variance request for 13950 Airport regarding a proposed fence. Fences are to be constructed on or within one foot of the property line. The property owner wishes to place a fence approximately 20 feet off the side property line and 370 feet off the rear line. The property is approximately 2.298 acres.

Mrs. Jessica Kowalski, property owner, spoke on the variance request application. She and her husband wish to fence in a portion of the yard for their dogs. Mayor Toeppe indicated the property is not in an area bothering any neighbors.

Mr. Young moved to approve the Variance Request at 13950 Airport with Mayor Toeppe seconding. No discussion. Roll Call vote. ALL YES. Motion carried. 5-0

The third substantive item was a zoning classification amendment request for 13950 Airport Highway. This was discussed back in February with a different property owner. Planning Commission recommended the zoning classification amendment contingent on including an adjacent parcel. On March 11, 2020 the Public Hearing Council scheduled for this topic was cancelled. This is a result of an email received on February 28 from the owner/applicant at that time indicating the sale of the property was closed. Please see below for contents of email

“We closed the sale of 13950 Airport much earlier than we expected so we are withdrawing the zoning request to change the zoning. I thank you for the help and it is possible we may be back later but since I no longer own 13950 its time to keep it the commercial zoning.”

When Mrs. Kowalski submitted the variance request she requested this topic be brought up again. It was presented to Council on June 8, 2020 and Council suggested it go back to Planning Commission for review since there is new information.

Mrs. Kowalski stated she wished to submit this request because she and her husband were under the impression the previous request was moving along the process. There was discussion about the location of the property and if it was contiguous to any residential property.

Mayor Toeppe moved to recommend the zoning classification amendment request at 13950 Airport with Mr. Young seconding. No discussion. Roll Call vote. YES: Toeppe and Young. NO: DeGood, Dzyak, and Erdman. Motion failed 2-3.

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The fourth substantive item was a variance request for 91-93 N. Main regarding front yard setback. Front yard setbacks in General Business B-2 is 15 feet. The applicant is requesting to build in line with the rest of the buildings along that stretch of N. Main Street.

Mr. Dzierzawski and Ms. Wegener spoke on the application. They are under contract to have the rest of the plan complete for next month but would like to request the variance on the setback in order to move forward. There was discussion on usage of the space. Mr. Dzierzawski indicated it would be used for office and storage for a motor home near the rear entrance. There will be no separate entrance on Main Street. The existing entrance on the existing building at 95 N. Main will be used.

Mrs. Hoelzle read a comment submitted to her via email from Mrs. Pam Moore. *Hi Roseanna [sic] one of my concern is the trailer and motorhome that was parked on that lot most of the summer. They did move it when they knew this had to go to the planning board. That bothered me some because I have been inquiring [sic] about it for the last couple of months. Could this project move forward without the variance granted? It looks like 1/2 of the building is a garage. My concern is, is it being built to house their motorhome? I park at the end of my building facing his back door. I feel it would be an issue to pull something the size of his motorhome into that building with my car parked there. As you know parking has always been an issue downtown, and I can't afford to lose any spaces. Please forward my concerns to the planning commission and let me know what the outcome is.*

Mr. Young moved to approve the Variance Request at 91-93 N. Main with Mayor Toeppe seconding. No discussion. Roll Call vote. ALL YES. Motion carried. 5-0

Zoning Staff Report

Mrs. Hoelzle discussed an influx of zoning approval applications for pools in June. Further many parcel splits in the Village of Swanton incorporated limits within Lucas County.

Mr. DeGood made moved to adjourn the meeting. Voice vote. All yes.

Adjournment at 7:37 p.m.



Mr. Roger DeGood

