

VILLAGE OF SWANTON

Planning Commission Meeting Minutes

August 4, 2020 • 6:30 p.m.

The meeting was called to order at 6:33p.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 ran a few minutes late so the Vice- Chairman, Mr. Erdman began the meeting.

Mr. Erdman asked for approval of the July 7, 2020, Meeting Minutes. ***Mayor Toeppe moved to approve the minutes of July 7, 2020, with Mr. Young 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.

Mr. DeGood arrived to the meeting and took over at this point.

The first substantive item on the agenda was a variance request for 400 Church for a proposed accessory structure. Scottdel is requesting a variance of 8ft to build 12 ft from the rear yard setback. Mr. Kevin Thornton, CEO of Scottdel, was present to speak on the application. He indicated that Scottdel lost a 21,000 sq ft building gin a fire and they need to replace for storage purposed,. He

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went on to say that Scottdel is looking to build a new building that will work better for them. They intend to remove a building on the west side of the property that is 60x80 and replace with a new 60x80 building. It will be used for storage of equipment and will not have any heat. It will not have any manufacturing.

Mayor Toeppe moved to approve the Variance Request at 400 Church with Mr. Young seconding. No discussion. Roll Call vote. ALL YES. Motion carried. 5-0

The second substantive item and the third substantive item on the agenda went hand in hand. The second item was a variance request for 91 & 93 N. Main regarding parking spaces and third was an overall Site Plan Review of the proposed Epiphany Community Services building. Mr. Dzierzawski and Ms. Wegener spoke on the application Swanton Village § 150.244 SCHEDULE OF PARKING REQUIREMENTS indicates the minimum spaces required are based on building and use. Depending on the final use classification, the proposed structure at 91 & 93 N. Main would require 12-22 on-site parking spaces instead of the five (5) designed on-site. Mr. Dzierzawski indicated there is no use in the Codified Ordinances for what they intend. Mr. Dzyak asked about the composition of the parking area. Mr. Dzierzawski stated he would prefer gravel.

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

Mayor Toeppe moved to approve the Site Plan for 91 & 93 N. Main as presented with the variances approved with Mr. Dzyak seconding. No discussion. Roll Call vote. ALL YES. Motion carried. 5-0

The fourth substantive item was a combination of variance requests and Site Plan Review of a proposed self-storage unit facility next to the Super Wash on Airport Highway. Mr. Tom McWatters, attorney for the applicant, and the applicant, Steve Kauffman were presented. The engineer for the project was also present. Mr. McWatters indicated there are several contingencies on the purchase of this parcel. Mr. McWatters presented the information on the proposed storage unit facility. The intent is to build two (2) buildings with the ability to construct more in the future. The variance requested included allowing gravel drives as well as 13' driveways around the buildings.

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Mr. Dzyak mentioned two (2) other storage unit facilities in town. Mr. Kauffman stated he has been in this business over 30 years and if he felt the market was oversaturated he wouldn't be pursuing this endeavor.

Mr. Erdman mentioned lights, if trees would be removed, the gravel parking, and effect to Ai Creek. Mr. Kauffman mentioned there will be 600 watts LED as well as 300 watts LED shining onto the building. Mr. Kauffman is willing to do tar and chip and it will eliminate the dust. He also mentioned the issue about parking and it is important to have narrower drives to keep people in a straight line.

Mr. Young discussed tar and chip and how that would not be acceptable. Mr. DeGood stressed lighting on buildings and not on surrounding properties. He also mentioned sidewalks. Mr. Kauffman mentioned it will not be fenced in for cosmetic reasons.

Mr. Young moved to approve the Variance Request to allow 13 feet driveways instead of 22 feet with Paul Dzyak seconding. No discussion. Roll Call vote. YES- Young, Dzyak. NO- DeGood, Erdman, and Toeppe Motion failed. 2-3.

Mr. Young moved to deny the Variance Request to allow gravel driveways with Mayor Toeppe seconding. No discussion. Roll Call vote. ALL YES. Motion carried. 5-0

Mr. DeGood moved to approve the Site Plan for the proposed self-storage unit facility on Airport Highway with modifications of including sidewalks, driveway width of minimum of 22 feet, and the parking lot be asphalt or concrete with Mr. Young seconding. No discussion. Roll Call vote. YES- DeGood, Dzyak, Toeppe, and Young. NO-Erdman. Motion carried. 4-1

Zoning Staff Report

Mrs. Hoelzle discussed much fewer permits approved in July than in June. However many more calls inquiring about code requirements.

Mrs. Hoelzle mentioned an item which came across her desk earlier that afternoon. The Swanton Local School Board wishes to extend a fence at 108 Airport (bus garage). The Codified Ordinance indicated that fences constructed in zoned districts, other than residential, and in special use areas will be considered on an individual basis by the Planning Commission.

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Mayor Toeppe moved that the issue was presented to the Planning Commission for review and it was duly considered with no objections, with Mr. Erdman seconding. No discussion. Roll Call vote. YES: DeGood, Dzyak, Erdman, and Toeppe. Abstain: Young. Motion carried. 4-0-1.

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

Adjournment at 8:05p.m.

RdG, _____

Mr. Roger DeGood