

# VILLAGE OF SWANTON

## Planning Commission Meeting Minutes

October 6, 2021 • 6:30 p.m.

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

Mr. DeGood asked for approval of the September 7, 2021 Meeting Minutes. *Mayor Toeppe moved to approve the minutes of September 7, 2021, with Mr. Erdman seconding. No discussion. Roll Call vote. YES: Toeppe, Erdman, Westhoven, and Young. ABSTAIN: DeGood Motion carried. 4-0-1.*

The first substantive item on the agenda was a Conditional Use Request from Swanton Local Schools related to upgrading a sign to a dynamic display sign. Dana Fairchild, from Toledo Signs, was on hand to discuss project. The sign is at the Main/Brookside entrance of Swanton High School. Existing sign frame would remain but would convert to dynamic display. Discussion ensued regarding stipulations of a dynamic display sign such as transition and when it must be shut off.

*Mr. Young made a motion to approve the Conditional Use Request from Swanton High School as presented, with Mrs. Westhoven seconding. No discussion. Roll Call vote. ALL YES. Motion carried.*

Next on the agenda was a request from the owner of 612 S. Main, Mr. Ben Roschmann, who wishes to erect a pole barn in his rear yard. The property is a residential use but it is zoned B-3 Central Business. Since this is a proposed new structure and not an existing structure § 150.133 (D) must be followed as opposed to looking at this as a non-conforming use.

Mr. Roschmann's property abuts Rite Aid (also zoned B3) and a residential property to the south, zoned One-Family Residential R2.

Mr. Roschmann wishes to erect a pole barn that would be 36 feet wide by 40 feet long. The peak height would be 24-26 feet high. Mr. Roschmann indicates that his neighbor to the south has a very similar building with a similar height.

Reviewing the section of Code related to yard regulations, in a business district, the proposed pole barn is not a dwelling and is not a business use. Therefore, from Mrs. Hoelzle's review there are little regulations guiding an accessory use in a business district.

Mr. Roschmann was present to discuss the project. Discussion ensued regarding five (5) ft off property line but where is the property line?

*Mr. DeGood moved to approve the construction of an accessory structure at 612 S. Main five (5) ft from the rear and side yards' contingent upon receipt of a certified survey and sketch with building*

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*size clearly marked, with Mayor Toeppe seconding. No discussion. Roll Call vote. ALL YES. Motion carried.*

Mrs. Hoelzle provided a Zoning Staff update. She provided the quarterly revenue review as we as quarterly zoning permits. Further there was a discussion about Accessory dwellings when a property has multiple parcels.

There was then some discussion on 421 W. Airport and a potential development.

Also a brief conversation about fences. It is imperative that the update to the Code reflect some of the issues the Village has related to fence requests.

*Mayor Toeppe moved to adjourn the meeting with Mr. Erdman seconding. Voice vote. All yes.*

Adjournment at 7:38 p.m.



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Mr. Roger DeGood