

VILLAGE OF SWANTON

Planning Commission Meeting Minutes

July 11, 2023 • 6:30 p.m.

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

Mr. DeGood asked for approval of the June 6, 2023 Meeting Minutes. *Mayor Toeppe moved to approve the minutes of June 6, 2023, with Mr. Erdman seconding. No discussion. Roll Call vote. ALL YES*

New Business

VARIANCE REQUEST

APPLICANT: Scott & Michelle Drummond
218 Chestnut Street
Swanton, Ohio 43558

REQUEST: Variance for Building Use

LOCATION: 128 N. Main Street

DESCRIPTION: Parcel: 14-023848.00.000
J H Millers 2nd Addition Lot 2 EX S 7 ½ FT

LAND USE: 425-Neighborhood Shopping Center

ZONING: General Business- B2

HISTORY: Wells bought in 1990 (per Auditor's website)

AREA DESCRIPTION: EXISTING ZONING

NORTH: General Business- B2

EAST: General Business- B2

SOUTH: General Business- B2

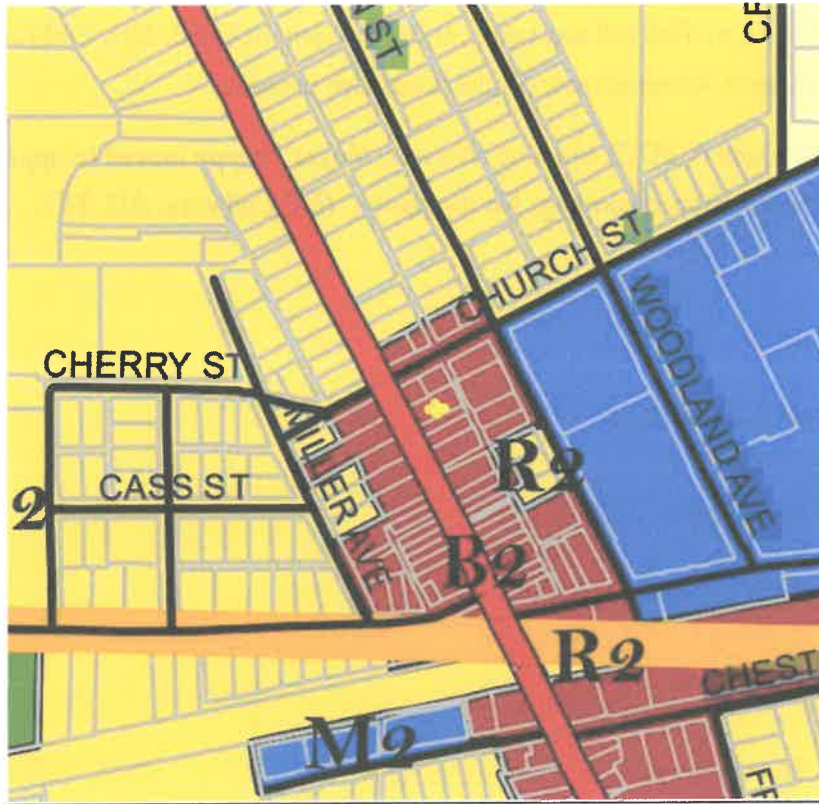
WEST: General Business- B2

The yellow "x" on the Zoning Map Indicates the location of the property

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128 N. Main is currently a legal non-conforming use of a General Business. From a Village perspective, the property can continue as General Business.

The applicant indicates the request to maintain store front on N. Main Street and allow residential apartments in the rear of the building since there is no upper level.

OUR CODE STATES:

§ 150.333 SUPPLEMENTARY REGULATIONS – RESIDENTIAL USES.

(D) Dwelling, Multi-family and dwelling units in the upper floors of commercial buildings in Business Districts.

(1) Multi-family buildings in the B-2 District shall conform to all requirements of the B-2 District including the Required Design Standards in § 150.275.

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SCHEDULE 150.272(D) PERMITTED USES IN BUSINESS AND INDUSTRIAL DISTRICTS					
<i>As defined in 150.272(A): P = permitted use; C = conditional use; A = accessory use; CA = conditional accessory use; NP = not permitted * = subject to use-specific standards as cross-referenced</i>					
	Neighborhood Business B-1	Downtown B-2	Gen. Comm. B-3	Light Industrial M-1	*Use- Specific Standards
Residential					
Dwelling, multi-family (freestanding building)	NP	C*	C*	NP	§ <u>150.333(D)</u>
Dwelling units on upper floor(s) of multi-story mixed- use building	NP	P*	C*	NP	§ <u>150.333(D)</u>
Congregate care facility/nursing home	NP	NP	C*	NP	§ <u>150.333(C)</u>
Civic Uses					
Day care center, adult or child	C*	C*	P*	NP	§ <u>150.334(D)</u>

Approval of Variance : ☒ Yes

☐ No

DeGood___Yes___ Erdman___Yes___ Toeppe___Yes___ Disbrow___Yes___

Zoning Staff Report

Administrator Shulters presented the most current Zoning Permit updates

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

Adjournment at 6:53 p.m.

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Mr. Roger DeGood

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