

MINUTES OF THE PLANNING COMMISSION
MEETING HELD ON August 9, 2021

The meeting was called to order by Chairman Nathan Rau at 7:30PM.

Roll call was taken: **Present:** Rau, Hicks, Lutz, Voelker, Gaitsch, Pittman, Frederick

Chairman Rau asked if there were any additions or corrections to the minutes from July 21, 2021 Planning Commission meeting. Voelker noted that there was a minor typo under old business. A motion was made by Hicks and seconded by Lutz to approve the minutes of the July 21, 2021 meeting as presented. **Motion carried.**

The Chairman asked if there were any citizens to address the Planning Commission. There were none.

The Chairman asked if there were any corrections or deletions to the agenda. There were none.

OLD BUSINESS: The Chairman asked if there was any old business. There was none.

PETITIONS:

Z-21-08-01 Review and comment on a Petition for a Special Use Permit to allow for the modification of a non-conforming monument sign in the Bradford Common Ground area in front of 204-208 Bradford Lane as requested by the owner, Bradford Association (Parcel No. 07-24-202-900-000).

The sign contractor was present to represent the owner's association. Original sign was 6'x10' in 1995. Another variance was approved between 2001-2005 that allowed more sign space. As the businesses grew, they got a permit to go to 10'x10', but no one kept the receipt in city records. The 10' x 10' sign was damaged in the 2020 derecho. They would like us to approve a 10'x10' for them so they can repair the sign for the businesses. Property owners has never had any complaints for code violations.

Recommendation: A motion for a positive recommendation was made by Gaitsch and seconded by Pittman to allow for a Special Use Permit as petitioned.

Members voted as follows:

YES – Rau, Hicks, Lutz, Voelker, Gaitsch, Pittman, Frederick

Z-21-08-02 Review and comment on a Petition for a Special Sign Permit to allow for the installation of a non-conforming monument sign at 813 North Market Street as requested by the owner, Bank of Monroe County (Parcel No. 07-24-265-006-000).

Sue Demond of Demond Signs, Inc was present to represent the owners. She said that a monument sign is more aesthetically pleasing. Sign would be 10'6" off the ground and the brick will match the building.

Lutz inquired about how this sign compares with other banks in the area. Krebel stated that others are free standing pole signs and taller. Krebel will make sure setbacks are met for the sign in this location.

Recommendation: A motion for a positive recommendation was made by Hicks and seconded by Frederick to allow for a Special Sign Permit as petitioned.

Members voted as follows:

YES – Rau, Hicks, Lutz, Voelker, Gaitsch, Pittman, Frederick

Z-21-08-03 Review and comment on a Petition for a Special Use Permit to allow for a Multi-Family Residence to be located above a business in a B-3 Zoning District, as permitted by 40-2-3(B), more specifically known as 101 South Main Street, as requested by the owner, Groves Investments LLC (Parcel No. 07-25-250-013-000).

The owner would like to locate residences above the first floor of 101 South Main Street. Rau asked if there would be parking concerns. Krebel noted that parking is exempt in the CBD. It is the intention of the owner to put up signs for the tenants.

Rau and Voelker agreed that the more people living downtown the better.

Recommendation: A motion for a positive recommendation was made by Pittman and seconded by Gaitsch to approve the Special Use Permit as petitioned.

Members voted as follows:

YES – Rau, Hicks, Lutz, Voelker, Gaitsch, Pittman, Frederick

Z-21-08-04 Review and comment on a Petition for a Proposed Zoning Map Amendment for Lot 19 and Lot 20 location in the Westview Acres, Phase 1, Subdivision, more commonly known as 201-211 Westview Plaza Drive, from B-2 General Business District to R-5 Multiple Family Residential as requested by the owner, Westview Acres, Inc (Parcel Nos. 07-25-101-019-000 & 07-25-101-020-000).

These properties are adjacent to other duplexes and all immediate neighbors are multi-family properties. They have been vacant for two decades and nothing has happened. There is an abundance of commercial properties in the area and these specific parcels seem to be better suited for residential housing.

Gaitsch asked if the Zoning Administrator has heard anything from the neighbors. Krebel said the neighbors have said nothing.

Recommendation: A motion for a positive recommendation was made by Frederick and seconded by Hicks to approve the proposed Zoning Map Amendment as petitioned.

Members voted as follows:

YES – Rau, Hicks, Lutz, Voelker, Gaitsch, Pittman, Frederick

NEW BUSINESS: There was none.

COMMENTS: It was discussed that if there were no petitions on next month's agenda, that the Planning Commission would still meet to discuss commission processes and how they make recommendations to the Zoning Board.

Motion to adjourn the meeting at 8:39PM was made by Lutz and seconded by Frederick. Motion carried.

Minutes respectfully submitted by Lauren Voelker.