

Planning Commission Meeting Minutes
June 21, 2011

Mr. Rougé called the Planning Commission workshop meeting to order at 10:00 AM.

Roll Call: Thomas Blair-absent, Gerald Rougé-present, James Koster-present, Karolyn Squire-present, Curt Johnson-present

Visitors: Cady Hutchinson (Zoning Inspector), Todd Hicks, Chris Paquette

Mr. Johnson brought attention to section 1139.02 of the Zoning regulations and stated he would like to encourage smaller lot sizes. He suggested 75 feet for the frontage requirement for lots in the R-2 districts. Hr. Hicks noted that this section doesn't include current lots and suggested keeping this section as it is. He said if there is a hardship, the property owner could request a variance from the Board of Zoning Appeals, which would be better than a developer requesting a variance from 75 feet. Ms. Squire asked if the Village has ever completed a survey to see how many potential lots could be developed in the Village. Mr. Hicks said a study was completed several years ago by Mr. Hess.

Mr. Johnson brought attention to section 1169.08 of the Zoning regulations and expressed concern for allowing a contractor to keep a sign up for one year after construction. Mr. Hicks said he felt this sections wording could be changed to read that a company's sign can be advertised during construction but not to exceed one year. The Board also suggested adding that a contractor could leave a sign up for seven days for smaller projects that are completed in a couple days.

Ms. Hutchinson received a complaint for a property owner that has four dogs and our Village ordinances only allow two dogs. She asked if the Commission would like to allow service related dogs to be excluded from this section, since the resident that is in violation of section 505.09(b) is trying to say they are exempt from this section because the dogs are service related. The Commission didn't have much interest in amending the section. Mr. Hicks said this could be considered a business and their property is zoned R-2.

Mr. Koster asked if the Village is going to enforce maintenance of homes such as painting and upkeep. Mr. Hicks said this has gone before Council several times and they never wanted to pursue this due to hard economic times. Discussion followed on groups that could help elderly and disabled individuals with painting or small upkeep issues.

The Fox Inn building was discussed. This building is a concern inside and outside, but is currently vacant. Mr. Hicks suggested inviting the owner, Mr. Imars, to the next Council meeting to see what his plans are for this property.

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Another concern is foreclosures in the area not being maintained. The Commission asked Ms. Dahlhausen to look into the procedure that other communities have or information they ask for from the county when they become aware of a foreclosure.

Ms. Squire made a motion to adjourn and Mr. Johnson seconded. Meeting adjourned at 11:25 AM.

Mayor Blair

Clerk