

ZONING COMMISSION MEETING

Sept 1, 2016

7:00 p.m.

Meeting called to order. Roll call taken. Members present: Jon Kerr, Keith Cornelius, Paul Disantis, Andy Kerr and Eric Johnson.

Paul Disantis called the meeting to order. Paul explained to the participants that this was a meeting which was likely to be longer than normal due to the full agenda, would run until 10:00 p.m. if necessary and if it needed to be continued it would continue on Wednesday September 28, 2016 at 7:00 p.m. at 1454 Rome Corners Rd., Galena, OH 43021.

There was a Motion to approve the August 4, 2016 minutes. Vote: Jon, Paul, Eric and Keith voted to approve. Minutes approved.

The Board heard application 16-128 for the property located at 956 N. SR 61, Sunbury, OH, 43074 by applicants Jeffrey and Jodie Monebrake. The applicant is requesting changing the zoning for this property from A-1 to Planned Commercial District. His proposed plan is to utilize the current house as a single family home and office for his business, and adding a self-storage facility of up to eighteen (18) buildings.

After the presentation by the applicant, there was discussion by the board, including comments by residents. There was a signed petition submitted by attorney Andrew Wecker representing a group of residents who are opposed to the rezoning request. The petition was signed by thirty-one (31) residents of the area who are unanimously opposed to the rezoning. The petition was submitted to the Zoning Commission and marked Exhibit A and is filed at the Township with the application.

Keith made a motion to deny the application 16-128 for a change in zoning for this property. Andy seconded the motion. Eric requested that Paul clarify to the members what a yes or no vote means on this motion. It was clarified that a vote of yes means that the application would be denied, and a no vote would mean the application would be approved. The vote was held and it was a unanimous Yes vote. The application was denied.

The Commission adjourned for a five-minute break, then reconvened.

The Board then heard application 16-127 for the parcel number at 41722002036000, which is located approximately 800 feet north of the intersection of Fourwinds Drive and SR 36/37. The total acreage is +/- 28.3 acres. The application requests a change in permitted use from Agriculture to Multi-Family Residential. The applicant stated at the outset of their presentation that they had planned this as a preliminary presentation which would allow them to present an overview of the project, receive comments and questions from the Commission and do not expect the Commission to act on the application tonight.

The presentation was made by Don Hunter for the applicant going into details of the overall plan, including plans to extend Fourwinds Drive which will allow access to the development and beyond. The development is named Northlake Summit and is described as "Luxury" rental units consisting of two-story townhomes and single level "flat" style units, ranging from 1-3 bedroom units for a total of 252 units.

Paul made a motion to adjourn the meeting at 10 p.m. with the provision that the meeting is to be continued at 7 p.m. on Wednesday, September 28, and the meeting was adjourned.

Shawna Burkham

Secretary