



City of Green

Central Administration
Building
1755 Town Park Blvd.

Meeting Minutes Summary

Planning and Zoning Commission

Wednesday, January 17, 2018

6:30 PM

Council Chambers

I. Call To Order

Planning Director Wayne Wiethe called the meeting to order.

II. Pledge of Allegiance

III. Roll Call

Present 6 - Commissioner Bob Garritano, Commissioner Brent Kuwatch, Commissioner Dave Plum, Commissioner Robert Chordar, Commissioner Michael Burch, and Commissioner Cristy Ludrosky

Also present:

Wayne Wiethe, Planning Director
Tom DiTirro, City Planner
Nichole Baldinger, Secretary
Bob Young, Council Liaison
Emily Alessia, Student Liaison

IV. Organizational Meeting

- Election of Chair (presiding Chair)
- Election of Vice Chair (2018 Chair)
- Approval & Adoption of Rules and Procedures

Election of 2018 Chair-

B. Garritano nominated Robert Chordar to be the 2018 Chair. This was seconded by D. Plum.
All were in favor.

Election of 2018 Vice Chair-

D. Plum nominated Brent Kuwatch to be the 2018 Vice Chair. This was seconded by B. Garritano.
All were in favor.

Adoption of Rules & Procedures-

B. Kuwatch made a motion to adopt the Rules & Procedures. This was seconded by B. Garritano.
All were in favor.

V. Business Items

2018-01-PZ 18-01 Beers Riparian Setback Variance**C**

(P. Backer, Applicant)

Location: 6225 Mt. Pleasant

Riparian Corridor Setback

Zoning: R-1

Attachments: 18-01 Beers Riparian Setback Variance PZC Staff ReportOA Plot Plan - Mt Pleasant Rd 011018Plot Plan - Mt Pleasant Rd 1115176261 Mt Pleasant Riparian Map6261 Mt Pleasant Contour MapBeers Riparian Setback Contig Letter

A motion was made by Commissioner Plum, seconded by Commissioner Burch, to conditionally approve the Planning Item. The motion carried by the following vote:

Aye: 3 - Commissioner Plum, Commissioner Chordar and Commissioner Burch

Nay: 2 - Commissioner Garritano and Commissioner Kuwatch

Abstain: 1 - Commissioner Ludrosky

The representative for this project was Peter Backer, Applicant.

Mr. Backer explained the reason for the requested Riparian Corridor variance for a deck addition.

Some discussion took place regarding possible flooding in the area of the deck addition/accessory structure. Additional questions arose about why the applicant had begun building the proposed structure without getting a zoning permit or building permit. It was mentioned that the enhancements to this property would help with the overall appearance of the property as it was currently in disrepair.

After further discussion a motion was made to conditionally approve the project contingent upon the following:

1. Consolidate the two existing parcels into a single parcel of land.
2. The structure shall not be occupied or inhabited and shall only be used for storage of personal vehicles/effects of the property owner/tenant of 6225 Mt. Pleasant Rd. Property owner must execute an Affidavit of Title agreeing to this requirement and acknowledge the building's location within the Riparian Setback.
3. Minimize/reduce the existing gravel vehicular use area in front of the proposed structure, which should involve restoration to more natural conditions.

The vote was 3-2; the motion carried.

[2018-02-PZ](#) **17-58 Txt Amendment- Adult Homes**
[C](#) (Planning Staff, COG)
Chapter 1226: Use Regulations
Section 1226.01: Table of Allowed Uses

Attachments: [17-58 Text Amendment- Adult Homes PZC Staff Report](#)

[1226 Use Regulations 12-20](#)

[1231 Defintions and Rules of Construction Adult Homes Changes](#)
[12-20](#)

[Table 1226 Allowed Uses- Adult Homes 12-20-17](#)

A motion was made by Commissioner Chordar, seconded by Commissioner Kuwatch, to recommend favorably the Planning Item. The motion carried by the following vote:

Aye: 5 - Commissioner Garritano, Commissioner Kuwatch, Commissioner Plum,
Commissioner Chordar and Commissioner Burch

Abstain: 1 - Commissioner Ludrosky

The representative for this item was Wayne Wiethe, Planning Director.

Mr. Wiethe went over the proposed changes to the Adult Homes Text Amendment.

Some discussion took place on the proposed changes. Some question on the number to use as a cutoff point for how many adults permitted.

After further discussion the Commission made a motion to favorably recommend the text amendment to City Council.

The vote was 5-0; the motion carried.

VI. Unfinished Business- Tabled Item

[2016-73-PZ](#) **17-64 Dawson Ranch Duplex**
[C](#) (J. Dawson, Agent)
Location: Cynthia Drive
Site Plan Review
Zoning: R-1

Attachments: [17-64 Dawson Ranch Duplex PZC Staff Report](#)

[Dawson Ranch Duplex aerial](#)

[Dawson Site Plan-updated](#)

[Dawson Ranch Duplex Elevs](#)

[Dawson Duplex Notice of Public Meeting](#)

[Dawson Duplex Contiq Letter](#)

[4574 Cynthia Plan- Septic Plan](#)

A motion was made by Commissioner Kuwatch, seconded by Commissioner Garritano, to conditionally approve the Planning Item. The motion carried by the following vote:

Aye: 4 - Commissioner Garritano, Commissioner Kuwatch, Commissioner Chordar and Commissioner Burch

Nay: 1 - Commissioner Plum

Abstain: 1 - Commissioner Ludrosky

The representatives for this project were James Dawson, Applicant and Tyler Booth of JCI Construction.

Mr. Dawson and Mr. Booth went over their project. They explained that since the last meeting they received their septic design for the property. The location of the septic would be located in the back of the property and the approval from the Health Dept. was in the process and was very likely to be approved.

PUBLIC COMMENT:

Harry Ritchey-4580 Cynthia Drive, Green, OH.

Mr. Ritchey stated that he was still opposed to the project. His stance remained that this project would negatively affect his property value and that there were enough duplexes on the street that were in bad shape.

COMMISSION ACTION:

After further discussion a motion was made by the Commission to conditionally approve the duplex project contingent upon the following:

1. Receipt of Health Department approval of the on-site septic system.
2. Provision of a plot plan (survey) that meets the requirements for permit issuance.

The vote was 4-1; the motion carried.

VII. Approval of Minutes

ID-18-01

December 20, 2017

A motion was made by Commissioner Kuwatch, seconded by Commissioner Garritano, to approve as amended the Minutes. The motion carried by the following vote:

Aye: 4 - Commissioner Garritano, Commissioner Kuwatch, Commissioner Plum and Commissioner Chordar

Abstain: 2 - Commissioner Burch and Commissioner Ludrosky

VIII. Director's Report

Director Wiethe reported that they would be having a February meeting with a couple projects on the agenda.

IX. Council Liaison Report

Councilman Young reported that it had been pretty quiet. That he would be the Liaison for Council again this year and anticipated things to get busier next month.

X. Adjournment

**Once approved by the Planning & Zoning Commission, this official written summary of the meeting minutes shall become a permanent record, and the official minutes shall consist of a permanent video recording, in accordance with Green City Council Ordinance 2014-12, adopted on November 25, 2014.


Approved by:



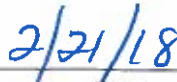
Robert Chordar, Chair



Date



Nichole Baldinger, Secretary



Date