



# City of Green

Central Administration  
Building  
1755 Town Park Blvd.

## Meeting Minutes Summary

### Planning and Zoning Commission

---

Wednesday, September 20, 2017

6:30 PM

Council Chambers

---

#### I. Call To Order

#### II. Pledge of Allegiance

#### III. Roll Call

**Present** 5 - Commissioner Bob Garritano, Commissioner Brent Kuwatch, Commissioner Craig Babbitt, Commissioner Dave Plum, and Commissioner Dwight Yoder  
**Absent** 1 - Commissioner Robert Chordar

Also present:

Wayne Wiethe, Planning Director

Tom DiTirro, City Planner

Nichole Baldinger, Secretary

Bob Young, Council Liaison

Prashanth Ragunathan, Student Liaison

Emily Alessia, Student Liaison

#### IV. Business Items

[2016-61-PZ](#) **17-50 Splash Car Wash- ID Sign**  
[C](#) (T. Cerny, Architectural Design Studio)  
Location: 3405 S. Arlington Road  
Signage Review  
Zoning: B-1

**Attachments:** [17-50 Splash Car Wash ID Sign PZC Staff Report.pdf](#)  
[DRB Signage 170830a drawings.pdf](#)

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

**Aye:** 5 - Commissioner Garritano, Commissioner Kuwatch, Commissioner Babbitt, Commissioner Plum and Commissioner Yoder

The representative for this project was Amy Noble of Ellet Signs.

Ms. Noble gave a brief overview of the proposed sign.

After a short discussion the Commission made a motion to conditionally approve the sign contingent upon their receipt of a variance from the BZA for the location within the 30' radius.

The vote was 5-0; the motion carried.

**2016-60-PZ**    **17-51 Text Amendment- Outdoor Storage**  
**C**                    (Planning Staff, City of Green)  
Section: 1226.02(11): Self-Storage Units

**Attachments:**    [17-51 Text Amendment- Outdoor Storage PZC Staff Report.pdf](#)  
[SELF-STORAGE FACILITIES - OUTDOOR STORAGE CODE](#)  
[AMENDMENT.pdf](#)  
[1226 Use Regulations w Outdoor Storage.pdf](#)

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

Aye: 5 - Commissioner Garritano, Commissioner Kuwatch, Commissioner Babbitt,  
Commissioner Plum and Commissioner Yoder

Planning Director, Wayne Wiethe outlined the changes that had been added to the proposed amendment from the last meeting.

After a short discussion the Commission made a motion for favorable recommendation to City Council.

The vote was 5-0; the motion carried.

**2016-63-PZ**    **17-58 Text Amendment- Adult Homes**  
**C**                    (Planning Staff, City of Green)  
Adult Homes  
Discussion Item

**Attachments:**    [Table 1226 Allowed Uses- Adult Homes Changes.pdf](#)  
[1231 Definitions and Rules of Construction Adult Homes Changes.pdf](#)

Planning Director, Wayne Wiethe opened up the discussion on the text amendment. Stating that no action would be requested on this that it was only up for discussion tonight.

Discussion ensued on this item.

**PUBLIC COMMENT:**

Jane Weaver-4013 April Drive, Green, Ohio.

Sandy Cline- 4003 April Drive, Green, Ohio.

**COMMISSION DISCUSSION:**

Commissioners discussed some of the wording, the number of adults that would be allowed in the transitional areas, the definition of transitional, adult homes, adult group homes, etc.

Director Wiethe stated that he would consult the Law Director on several of the comments and questions and they would discuss it further at the next meeting.

The entire discussion can be viewed at <http://www.cityofgreen.org/meeting-minutes>.

**V. Unfinished Business**

**2016-58-PZ  
C**

**17-46 Chase Bank**  
(T. Meseck, The Architects Partnership)  
Location: 1717 Boettler Road  
Site Plan Review  
Conditional Use Certificate  
Zoning: B-1

**Attachments:** [17-46 Chase Bank PZC Staff Report.pdf](#)  
[Chase Bank aerial.pdf](#)  
[Chase Green OH - EX C - Phase Four Roundabout Exhibit.pdf](#)  
[Chase 1717 Boettler Rd Arch and Landscape Plans 170807.pdf](#)  
[Chase 1717 Boettler Rd Civil and Lighting Plans 170807.pdf](#)  
[Chase 1717 Boettler Rd Signage Brandbook 170802.pdf](#)  
[Chase 1717 Boettler Road Site Light Fixtures 170722.pdf](#)

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

**Aye:** 5 - Commissioner Garritano, Commissioner Kuwatch, Commissioner Babbitt, Commissioner Plum and Commissioner Yoder

The Architects Partnership formally requested that the Chase Bank project be tabled again.

A motion was made to table the project. The vote was 5-0; the motion carried.

#### VI. Approval of Minutes

ID-16-39

Meeting Minutes for August 16, 2017

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

**Aye:** 5 - Commissioner Garritano, Commissioner Kuwatch, Commissioner Babbitt, Commissioner Plum and Commissioner Yoder

#### VII. Director's Report

Director Wiethe mentioned that there would be a meeting next month with a couple projects and that they would do their best to get the text amendments back before them.

#### VIII. Council Liaison Report

Councilman Young gave a short report.

#### IX. 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:

Dwight Yoder 10/18/17  
Dwight Yoder, Chair Date

Nichole Baldinger 10/18/17  
Nichole Baldinger, Secretary Date