

ANDERSON TOWNSHIP ZONING COMMISSION

December 16, 2019

The Anderson Township Zoning Commission held a regular meeting, duly called, on December 16, 2019, at 5:30 P.M. at Anderson Center. Present were the following members:

Jonathan Gothard, Jay Lewis, Anne McBride, Catherine DiBiagio, and Brian Elliff, alternate

Also present when the meeting was called to order were Paul Drury, Director; and Sarah Donovan, Secretary. A list of citizens in attendance is attached.

Approval of Agenda

Mr. Lewis moved, Ms. McBride seconded, to approve the Agenda for tonight's meeting, with changes.

A unanimous vote was taken:

5 Yeas

Approval of Minutes

Ms. DiBiagio moved, Mr. Lewis seconded, to approve the minutes of October 28, 2019.

3 Yeas, 2 abstain- Mr. Elliff and Ms. McBride

Ms. DiBiagio moved, Mr. Elliff seconded, to approve the minutes of November 25, 2019.

4 Yeas, 1 abstain- Mr. Gothard

Mr. Gothard presented the standards for a quasi-judicial hearing and swore in all who wished to testify before the Zoning Commission tonight.

Case 5-2016 PUD Major Adjustment

Mr. Drury read the staff report for an application filed by Andy Jones, Brookstone Homes, on behalf of Enclave at Woodruff Community Association, Inc, property owner, located at the southwest corner of Sandker Lane and Woodruff Road, and located in Book 500, Page 111, Parcel 256, and zoned "B-PUD" Single-Family Residence- Planned Unit Development.

Mr. Drury stated that during the November Zoning Commission hearing, the Board requested to continue the hearing for the applicant to submit a formal application for a zoning certificate for the monument style sign, as well as for the developer to be present at the December meeting.

Mr. Drury stated that the applicant submitted for their zoning certificate this afternoon and received a permit for a monument style sign for the subdivision. He stated that all of the materials were submitted today, and that staff worked to get it processed quickly. He added that Ralph Meierjohan had a conflict and will not be at the hearing tonight and that it does not look like anyone is in the audience on behalf of Brookstone Homes.

Mr. Gothard stated that since no one is here on behalf of the application, does the Commission want to proceed with deliberation.

The hearing was closed at 5:35 P.M

Deliberation

The Board discussed the PUD application.

Decision

Ms. McBride moved, Ms. DiBiagio seconded to approve Case 5-2016 PUD Major Adjustment for a temporary sign to be in place for a twelve-month period, granted that the applicant receive a zoning certificate for the sign within a week.

Vote: 4 yeas, 1 no- Mr. Gothard

Discussion Item: Case 3-2011 PUD

Mr. Drury stated that in front of the Zoning Commission is a discussion item for Case 3-2011 PUD, to determine if a proposed change of the parking area is a "minor adjustment" or a "major adjustment" to the PUD Plan.

Mr. Drury stated that the neighboring properties brought this before staff for a shared parking agreement. He added that staff believes that this would be an increase of parking between the two properties of around 8-9 parking spaces.

Mr. Drury stated that we wanted to bring this before the Zoning Commission to determine if this is a "minor adjustment" or a "major adjustment" and explained the difference, as found in the Anderson Township Zoning Resolution.

Ms. McBride asked if there was a way to lose the island going north and keep the evergreen trees. Mr. Drury replied that it could be possible, since there needs to be a transition area until you get to the other parking spaces on the American Legion property.

Mr. Elliff asked if the minimum aisle width would be maintained. Mr. Drury replied that it is possible to maintain 24', depending on how they align the parking, and this would meet parking requirements.

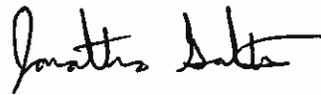
Zoning Commission concluded that they believe that it is a minor modification, but that they encourage to keep the evergreens.

The meeting was adjourned at 5:45 P.M.

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The next regular meeting would be held on Monday, January 27, 2020, at 5:30 p.m. at the Anderson Center, 7850 Five Mile Road, Anderson Township, Ohio.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jonathan Gothard". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Jonathan Gothard, Chair