

**Planning Commission
May 27th, 2020
Remote Meeting
Minutes**

Meeting called to order:

Chairman Pete McGory called the meeting to order at 4:34pm. The following members were present: David Miller, Mike Meinzer, Peter McGory, Jim Jackson, Mike Zuilhof, Mr. Whelan, and Joe Galea. Greg Voltz and Angela Byington represented the Planning Department. Josh Snyder represented the Engineering Division. Administrative Assistant for the Planning Department Kristen Barone, was also present.

Approval of minutes from the March 18th Special Meeting:

Mr. Miller motioned to approve the minutes and Mr. Jackson seconded the motion. All members were in favor of the motion and the minutes were approved.

Adjudication Hearing:

The Chairman stated that first on the agenda is an application submitted by Katie Korobkin for a Conditional Use Permit to allow a "RB" Roadside Business Use within the "LB" – Local Business Zoning District at parcel number 56-00949.000 (634 Columbus Ave). Mr. McGory then swore in those that wished to speak on behalf of the application, as this is an adjudication hearing.

Mr. Voltz stated that the applicant is proposing to utilize the location for a small event space. He explained that staff did receive one letter regarding the application from Mr. Feick, whom lives directly across the street from this location. He stated that him and his wife are in favor of the project. Mr. Voltz then stated that staff recommends approval for the Conditional Use permit for the "GB" General Business use of an assembly hall within a "LB" Local Business district at 634 Columbus Avenue (Parcel 56-00949.000) with the following conditions: 1. Must maintain the existing parking agreement with Zion Evangelical Lutheran Church. If the parking agreement is no longer valid, the applicant must enter into an agreement with another property owner, 2. Must have limited amplified sound after 9:00 PM on the weekdays and 10:00 PM on the weekends, and 3. If staff receives complaints about the business, the owner will be required to return to Planning Commission, who may then either revoke or modify the Conditional Use Permit.

Mr. McGory asked the applicant if she is on board with staff's recommended conditions.

Ms. Korobkin stated she believes the conditions are reasonable.

Mr. Zuilhof motioned to approve the application subject to the conditions in the staff report.

Mr. Jackson seconded the motion.

All members were in favor of the motion and the application was approved.

New Business:

Josh Snyder with the Engineering Division gave a presentation on design and upgrades to Warren Street (see the attached presentation).

Mr. Voltz stated that notices were sent out to residents along Elm St regarding the preliminary design and he did receive one comment from the owner at 519 Elm St. He stated that this resident did express interest and approval of the design.

Mr. Miller asked if this would be an opportunity to enhance the connectivity of all three parks at the apex at Huron Ave.

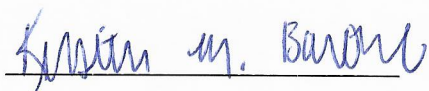
Mr. Voltz stated that this is something the City has been in discussion about but with the recent budget cuts, this is something staff are hoping to work on down the road.

Mr. Zuilhof stated that when it comes to rerouting Huron Ave traffic, that it might be feasible to reroute that traffic down Monroe, to Hancock, to Washington. He stated Hancock may benefit from the increase in traffic as there is some commercial use on that road. He then advised that if parking on Warren St is going to be redesigned that he would discuss that with the business across the street, as they rely heavily on that parking. He said sometimes one way streets are problematic as pedestrians may look for traffic coming from the left but if it's coming from the right they then get hit.

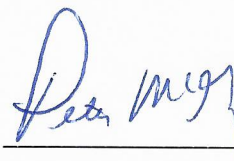
Meeting Adjourned:

Mr. Jackson motioned to adjourn the meeting and Mr. Miller seconded the motion. With all members in favor, the meeting was adjourned at 5:26pm.

Approved:

A handwritten signature in blue ink, reading "Kristen M. Barone", written over a horizontal line.

Kristen Barone, Clerk

A handwritten signature in blue ink, reading "Pete McGory", written over a horizontal line.

Pete McGory, Chairman