



Village of Harveysburg

Planning Commission

79 West Main Street, Harveysburg, Ohio 45032-9998

January 23, 2024

Planning Minutes

Present:

- Randy Carruthers – Commission member
- Mark Wilkie – Commission member
- Tim Hill – Commission member / President
- Jon Funk – Commission member / Mayor

Visitors / Guests:

- Mark Tipton – Village Resident
- Donald & Noel McCloud – Residents across from DG proposed site
- Dick Verga – Resident & Council member
- Mike Hatfield – Village resident

This is a summary of the meeting of the Harveysburg Planning Commission held January 23rd, 2023, at 6:30 PM. Upon request, a recording of the meeting is available for review.

- I. Call to order at 6:42.

- II. Roll Call: Carruthers, Wilkie, Hill, Verga, Funk; Trovillo is absent.

- III. Approval of Meeting Minutes from December 12. Carruthers motions to approve minutes; Wilkie seconds, all in favor, ayes have it. **Motion passed – minutes approved.**

- IV. Opening Remarks by the Chair & Commissioners:
 - A. Walkability: is becoming a desired aspect to communities & zoning codes more frequently. Mental well-being, sense of community & quality of life translates to higher property values. Harveysburg should especially be walkable considering the identity of the town which is pre-industrial revolution & pre-civil war before cars were around. Also, bikes are included in that walkability.

- V. Old Business
 - A. DG/ Cross – update on sidewalk. Josh Allen submitted a new plan showing a sidewalk. It's shown west of drive access which should work with a new crosswalk we will want to do to accommodate the new store. Josh worked with us on loading on the side, saving

some trees & adding a sidewalk. Building code says if a sidewalk is submitted, then it must be made accessible which would require handrails & a particular slope (1:12). Warren County allows mulched paths in lieu of sidewalks which might be a good idea.

- B. Discussion follows about the development. Carruthers asks if there is an aggregate that can help runoff. It's called rip rap. Funk asks if parking variance is denied can DG extend their parking. Yes, they can within limits of their property. Verga reminds the parking is a padded number in the zoning code. Hill agrees the number may be padded for safety.
- C. Public notice for BZA hearing will be posted thru Cox media by Mary Wilkie. Tipton will verify notice deadline. Wilkie motions, Carruthers seconds, roll call: Jon, Mark, Randy, Tim. **Motion passed – Ad for BZA to be ordered for soonest hearing date possible.**
- D. Discussion on motion for Cross/ DG to do what they need with county for lot split. Noel says realtors show 2 parcels. County record shows no split has occurred yet, property is contiguous. Randy asks how big the lot remaining would be. It would be over 2 acres. Wilkie asks about access to the township property if it splits. Tipton mentions access of south street may be possible. Randy motions to approve lot split; Funk seconds. Roll call – Jon, Wilkie, Randy, Hill. **Motion passed - Cross to proceed with county lot split.**
- E. FYI, cell tower extension was granted, contingent on a check presumed “in the mail.” New tower will hopefully help compensate for increased cell traffic reforest brings.

VI. New Business (Tipton leaves, recording stops here)

VII. Citizen Comments

VIII. Upcoming Meetings – Next meeting will be February 27th after council meets on the 26th.

IX. Adjournment – 7:51pm

X. Attachments - none

Attest:

Tim Hill – President of Planning Commission	_____
Randy Carruthers	_____
Phil Trovillo	_____
Mark Wilkie	_____
Verga	_____