

Village of Harveysburg

Planning Commission

July 26, 2022 – 6:30 PM

Present:

- Randy Carruthers – Commission member
- Phil Trovillo – Commission member
- Tim Hill – Commission member
- Dick Verga – Mayor / Commission member

Absent:

- Mark Wilkie – Commission member

Visitors / Guests:

- Paul Bernard – Massie Fire Chief
- Rob Camp – Massie Fire Official
- Dave Ashcroft – Renfest Owner

Disposition of Previous Minutes:

Minutes read by Mr. Carruthers at request of Mayor Verga. Minutes approved.

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This is a summary of the meeting of the Harveysburg Planning Commission held July 26, 2023, at 6:30 PM. Upon request, a recording of the meeting is available for review.
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Randy Carruthers calls the meeting to order at 6:35 pm.

Roll Call: Trovillo, Carruthers, Hill, Verga – present.

Motion made by Carruthers to excuse Mr. Wilkie. Second by Trovillo. Passed by unanimous voice vote.

First Discussion Point – Review Mike Hatfield’s temporary approval to live in camper during rebuilding.

Mr. Carruthers thought it was 6 months. Mayor Verga & Mr. Trovillo confirmed that Mr. Rivera said it was approved for one year as long as there was progress being made on the building of the new home. Commission members agree it was for 1 year for a hardship which is a different circumstance than a random rv parked in town or on a property.

Mr. Verga asks about the manufactured home that some citizens were upset about adjacent to Hatton Lukens Park. Discussion led into the difference between terms like ‘manufactured’, ‘modular’ & ‘mobile’. Mr. Hill states the main distinction is whether there’s a permanent foundation or not. Mobile homes or trailers are not allowed in many places because they are on piers & require skirting around the bottom where animals can get in & also pipes can freeze more easily. Many codes disallow these types of homes because they deteriorate & lose value more quickly. Structures with less permanence can

bring the values of surrounding properties down. The home near the park is a modular or manufactured home believed to be on a typical foundation and thus seems like a different case from a mobile home.

Second Discussion Point – Review Kevin Gaston’s request to close Frost Street between Grant & South.

Mr. Trovillo doesn’t like the idea of a street closure, but if done properly believes it may work out. Mr. Bernard & Mr. Camp, when asked their input from fire fighter perspective, stated there would be no issue with access as long as the closure was limited to that small section between Grant & South. Much discussion ensued which resulted in the following points that the Planning Commission submits in these notes as recommendations to council in regards to Mr. Gaston’s request & a possible response:

1. Request more information from Mr. Gaston:
 - a. 150+ was stated for past gatherings; how many are expected for this one?
 - b. How many cars are expected & where will they plan to park?
 - c. Will there be boats & trailers & if so where will those park & maneuver?
 - d. Potential parking sites, if owners are agreeable, may include:
 - i. Pillar of fire lot nearby
 - ii. McKinney garage
 - iii. Idea for one side of old 73 as it heads down to the lake
 - e. Parked cars must not block fire department access
2. Flyers should be distributed to those who live on Grant Street at minimum
3. All neighbors should be notified of the street closure (approx. 35)
4. Advise that if a tent is over 400sf, a permit will be required to be applied for
5. Advise that open burn regulations for Ohio need to be followed
6. A deposit for potential cleanup may be a good idea which would be refunded after the reunion if surrounding areas are left in good condition

Carruthers explains it is the duty of the Planning Commission to advise the Council only & not make determinations, thus the list above was created as suggestions or recommendations to assist the council in what decision & action they will take. Mayor Verga states he will give Mr. Gaston a call.

Discussion turned to visitor Dave Ashcroft who gave a history on the zoning of the Renfair properties. He believes it is zoned RE, but the recently created zoning map shows R-1. Mr. Ashcroft submits a packet of papers for the planning commissioners to follow along with his story. Submitted in the packet is ordinance 0-12-95 which amends the village zoning 0-12-91 to create a recreational enterprise area on June 12, 1995. The exact area unfortunately is not clearly delineated in that document.

Exactly which properties are zoned as ‘RE’ & which ones are ‘R-1’ is particularly important for the small lot next to Friendship Baptist Church where a gravel access drive exists from 73 to the barbeque place & 28 RV hookups have recently been permitted & installed. If it is residential as the current map indicates, then the Renfair may have to go thru many processes to change that zoning which would delay any type of screening they could get approved. If it is considered part of the recreational enterprise zoning, it may help find a solution more quickly. The goal appears to be to address complaints some residents of the village passing by on 73 have made about the sight of the RVs parked during the Renfest’s seasonal event. Michelle Cochran had suggested, according to Dave, that the lot be split & a 10’ fence installed.

Mr. Ashcroft states that 'RE' would be more in line with the way the property is currently used. The RV's are mainly entertainers who have improved in quality over the years & thus require more substantial accommodations while they're in town. Dave thinks it's always been 'RE.' He believes the records have been lost by the village. He cannot produce records to the contrary either. However, he requests the zoning map be changed to reflect the way the property is being used which is 'RE.'

Carruthers states the Planning Commission has heard Mr. Ashcroft's concern & will note such for the council's reference which is done in these notes. He further advises Mr. Ashcroft to bring this situation to the council himself at the next council meeting.

Other issues:

- Rob Camp asks if Hatfield's building must have the same footprint. Some discussion followed about how setbacks are challenging in old Harveysburg because some houses overlap property lines.
- Randy Carruthers is against having two sets of zoning rules for old & new Harveysburg because it will get complicated. Although, Randy would like if there was an exception to allow a second accessory structure if there is not an attached garage.

Motion made by Carruthers to adjourn and 7:45. Second by Trovillo. Passed by unanimous voice vote.

Attest:

Mark Tipton – Acting Clerk for Planning Commission

Mark Wilkie – Acting President of Planning Commission

Randy Carruthers

Phil Trovillo

Mayor Richard Verga