



Village of Harveysburg

Planning Commission

79 West Main Street, Harveysburg, Ohio 45032-9998

August 29, 2023 – 6:30 PM

Meeting Minutes, Rev 1

Present:

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

Absent: n/a

Visitors / Guests:

- Josh Allen, Cross Development
- Jared – Tony Warfel Realtor
- Dave Ashcroft – Renfest Owner

Disposition of Previous Minutes:

Previous minutes approved.

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This is a summary of the meeting of the Harveysburg Planning Commission held August 29, 2023, at 6:30 PM. Upon request, a recording of the meeting is available for review.
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Mark Wilkie calls the meeting to order at 6:33 pm; Mark Tipton will take notes.

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

First Discussion Point – Mayor Verga thinks we should nominate a new president and he nominates Tim Hill. Mayor Verga feels Tim has been prepared as a professional architect & has learned the skills needed to head up the planning commission. Carruthers seconds the motion. Roll Call: Carruthers, Trovillo, Wilkie, Hill, Verga – motion passed. Mark Wilkie will run the meeting while Tim gets more comfortable with format. Dick mentions the term is 6 years or 4 months depending on November vote.

Second Discussion Point – Josh Allen presentation of the proposed retail development.

Josh talks as the site plan is projected on the screen for everyone to see. From the 11-acre parcel would have 2.5 acres with 511 feet of frontage on Old 73. Front door would face Old 73. Parking spaces shown are 35 which are a few short of the required amount depending on the interpretation of the zoning code. If the square footage is based on gross sf, then it's too few. If it's retail floor area, then 42 spaces is probably possible per Josh.

Dick Verga mentions residents have mentioned they don't want to lose the trees; can we just clean up the scrub brush?

Randy asks if the trees were removed if that would effect water flow or add to the water flow. Josh said the project would be fully engineered. The property is zoned B-1 and zone 'x' in regards to flood plain. Randy mentions there may be some water issues in that part of town. Dick Verga mentions the property across the creek and the talk of 'front door' project idea for a potential gazebo & covered bridge. Josh mentions their client, Dollar General, would like to maximize visibility to the store from New 73 so the trees must go with some underbrush possibly staying. Mark Wilkie asks if the stumps would remain & water would 'just run.'

Hill asks if the loading dock is in the front. Josh says yes or the side depending on how you look at the building. Hill mentions the zoning code requires loading zone to be not in the front. Hill mentions the dumpster may not be allowed to be in front but will check the code on that. It would be nice if there could be a drive around the building to help with fire access & loading zone. Phil agrees with the idea of a fire lane.

Phil mentions the Lambs across the 73 have a farmer's market that floods. Josh states that detention would be designed to county standards to prevent adding any runoff to the current situation. Phil agrees with detention. Mark Wilkie is also concerned about truck maneuvering. Some discussion happens regarding a fire lane around the building. Josh states fire trucks have 400' hose per Josh which he says should work with this design. Mark Wilkie echoes the concern about the storm water.

Hill states if the big 18 wheelers get stuck trying to getting in & out, it could cause traffic congestion. Old 73 is the main bottleneck on this side of town, & if it were blocked off, it could cause a big problem for safety to the residents.

Josh suggests that we make it a condition for a second entrance being part of the code, Cross Development could address that. Phil mentions ingress & egress. Mark Wilkie asks for clarification on parking spaces. Gross sf would require 56 spaces. If retail spaces, 42 would be required which Josh believes could be done. Mark Wilkie asks how many people are in the store on average. Josh say 15 cars at a time & 7 minutes average shopping trip. Dick Verga thinks the reasoning for lower number is probably sensible. Phil mentions Corwin was packed full of people. Josh says that's part of the reason for the development is to provide a new store since the one in Corwin is doing so well. Mark Wilkie asks for timeline. If Cross gets green light, then 30-days for design, 60-days for permits, start construction end of 2023; 4-5 months construction. Mark Wilkie states subject to compliance with the zoning code.

Josh requests approval subject to:

- Truck maneuvering
- Loading zone not in front
- Trash not in front
- Parking
- Fire access

Hill reads off-street loading 610: "each loading space shall be 12' x 65' x 14' vertical... required to be in rear or side yard of any districts." It appears the zoning code requires loading spaces to be in side yard or rear yard, not the front. The 'L' shape lot for truck turnaround should allow the truck to leave in a forward motion. Phil mentions erosion again. Josh thinks if the flowline of the creek were to be changed, it would be quicker to avoid army corp of engineers.

Third Discussion Point – Dave Ashcraft & Renfest.

Mr. Ashcroft states that there are no records & believes the lots were zoned as 'RE.' In 2021, twenty electrical hookups were approved & installed for RVs. Dave requested a meeting to have the small property rezoned. Michelle Cochran had an idea to split the lot & zone the back half as RE with a ten foot fence between. Dave said everyone would be happy except for the \$15k for the fence. Dave is requesting an appeal or variance so he can use the property as is. Renee is a police officer for the village. Seventy merchants have occupancy permits. 150 people stay onsite camping overnight.

Mark Tipton clarifies zoning does not allow camping in R-1. In 2005, properties A-B-C were rezoned to RE. Then in 2010, Peter requested to rezone back to R-1 which happened in 2011. Dave asks for rezoning to occur. Mark says development should've been frozen per ORC713 requires not to be expanded. It should've been frozen from 2011 when the property was rezoned as R-1. He thinks all has to be rezoned to RE. Front lot is 8 acres & 2 acres are used for the RVs. Mark Wilkie is pleased there are no tents on the property visible from 73. Mark W. brings up cell service being clogged. Dave says the issue is not internet, but cell service & there may be a C.O.W. (cell on wheels). Randy agrees cell service is very difficult. Dave reiterates it's an internet situation.

Mark Wilkie asks where we go. Mark Tipton states it's a violation of zoning of R-1. Randy says process needs to be started to rezone. Phil says recommendations need to be made to council. Mark T. believes the campers need to be moved. Dave mentions the \$200k building is 1/3rd on the smaller property. People at the church have complained per Mark T. & the camping was requested to be kept over by Brimstone. Lots of discussion followed about the location of camping & zoning.

Mark W. asks if there's paperwork for rezoning. Question is identified as to how Dave would apply for rezoning. Mark T. says this process must start with Planning. All must be rezoned RE. Mark W. asks if anyone has problems with splitting lot. Mark T. says the split wouldn't do any good because it would be R-1; R-1. Dave said Michelle suggestion was to split the property in half & rezone the back half into RE. Mark W. thinks some type of barrier would probably be desirable for the church.

Phil says fence can't go on R-1. Randy says 8' max on R-1. Phil says it can be screened after it's changed to RE, but can't be installed on R-1. Carruthers makes a motion to approve recommendation for lot split. Hill seconds the motion to approve the recommendation for lot split from R-1 to R-1. Roll Call: Carruthers, Trovillo, Wilkie, Hill, Verga – **motion passed for lot split process to begin.**

Much talk follows regarding whether anything more can be done for Renfest. No real viable options were identified. Thus lot split & rezoning is the only route identified which will require advertising & public hearing. Some discussion followed about the potential for the village to dissolve. Again, some opinions were expressed as to the desire to keep the village to maintain local government & have a say in what happens in our village in the future.

Motion made to adjourn 9:06. Second. Passed by unanimous voice vote.

Attest:

Tim Hill – President of Planning Commission

Randy Carruthers

Phil Trovillo

Mark Wilkie

Mayor Richard Verga