



Village of Harveysburg

Planning Commission

79 West Main Street, Harveysburg, Ohio 45032-9998

September 26, 2023 – 6:30 PM

Meeting Minutes

Present:

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

Absent: Phil Trovillo – Commission member

Visitors / Guests:

- Charlie Camp – Village Resident
- Dick Pottenger – Chief of Police
- Mark Tipton – Council President

This is a summary of the meeting of the Harveysburg Planning Commission held September 26, 2023, at 6:30 PM. Upon request, a recording of the meeting is available for review.

- I. Call to order at 6:40 pm.
- II. Roll Call: Carruthers, Wilkie, Verga – present. Wilkie motions to excuse Tim & Phil. Carruthers seconds the motion. Roll call, motion passed.
- III. Approval of previous minutes
 - A. Two corrections requested by Wilkie & Carruthers. It needs to be clearly stated when motions are passed. Hill will make corrections to previous minutes. Carruthers motions that minutes are approved following those two corrections. Wilkie seconds. All those in favor say Aye. The ayes have it. Motion to accept the minutes with revisions passed.
- IV. Opening remarks – Hill would like to transmit a letter to Renfest to add clarity to the situation discussed below.
- V. **Old Business:**
 - A. Review Renfest lot split issue – The Commission approved a lot split process to begin. Hill would like to transmit a letter to Ashcraft, but would like consensus from the Commission to do so. Discussion followed about what to do with Renfest. Wilkie asks how to handle the situation of so many camping in the open on festival grounds in a residential district. How do they go to the bathroom. Chief Pottenger says they have a 12-14 port-o-lets in places & there's a rumor of some type of shower though the chief doesn't know those details. Some concerns about stream contamination followed.

- B. Dollar General follow up – Hill to follow up with Josh Allen by phone to get progress update. Tipton mentions soil & water requests an environmental study/ jurisdictional study to determine if the Army Corps has jurisdiction for Jonah’s Run water course. A professional engineer can be hired to conduct that study. Also, greenspace projects are planned for Jonah’s Run upstream which Tipton will forward emails to Hill for.

VI. New business:

- A. Folkvards Heathen Shop – Plans submitted by Renfest/ McCarty’s. Hill states rezoning needs to happen before these plans to expand can be considered. The zoning code does not allow for expansion of nonconforming use. The Renfest became nonconforming when the property zoning was changed to R-1 in 2011.
- B. Forgot to mention - potential reduced inspection fee suggested by Mayor Verga to Council last night for Kevin Brewer.
 - i. *Hill commentary in these notes only (not discussed in the meeting): has heard of exceptions being made for people & businesses by other municipalities. As long as it’s done with process in mind, it seems to be somewhat common practice. One instance I saw was a building was built on top of a storm sewer. The storm sewer was on private property, but in the end, all agencies were able to agree, in part because the business was so important to the area, that the building addition would be allowed to go over top of the sewer. The one exception was one section had to have no foundation & be “removable” so they could get to the sewer if they had to. This was not a problem for design & probably resulted in some cost savings of foundation concrete for the owner. Another situation that comes up frequently is if a project is submitted when a change to the code occurs. The business (and architect) is allowed to follow what the code was at time of application. That is a little reverse of this situation, but it’s similar in that the authorities make a conscious decision to wave a rule (code changes) based on timing of certain events by the owner not aligning in a convenient way with the state. I recommend Harveysburg Council allows the reduction of Kevin Brewers fees to match the new fee schedule in a similar way to that described above. I also believe inspection fees be charged in the future, but I’m not the building official so will leave that to his discretion. Hill will follow up with each commission member to discuss this matter before drafting a letter to Council.*

VII. Citizen comments

- A. Charlie Camp mentions fiber optic discussed at council meeting on September 25. Charlie’s thought is the data center cabinets could go on southwest corner of Old 73 & Wilson in lieu of southeast as planned by fiber company. This might help avoid damage from accidents & also allow for cabinets to be in R.O.W. Hill agrees cabinets would look like they belong there next to the block building. Bollards and/ or a guardrail could be added in the future if necessary here also.

VIII. Upcoming Meetings

- A. October 24, 2023 at 6:30
- B. November 28, 2023 at 6:30

- IX. Adjournment: 8:28, ayes have it, meeting adjourned.

X. To do:

- A. Letter to Ashcraft regarding rezoning.
- B. Letter to Ashcraft regarding expansion after properties are rezoned.
- C. Hill to call Josh Allen for status of Dollar General; mention EPA request regarding creek.
- D. Hill letter to council regarding Kevin Brewer fees shall be discussed with commissioners.

Attest:

Tim Hill – President of Planning Commission

Randy Carruthers

Phil Trovillo

Mark Wilkie

Mayor Richard Verga