



Village of Harveysburg

Planning Commission

79 West Main Street, Harveysburg, Ohio 45032-9998

October 24, 2023

Planning Minutes

Present:

- Randy Carruthers – Commission member
- Mark Wilkie – Commission member
- Phil Trovillo – Commission member
- Tim Hill – Commission member / President

Absent: Dick Verga – Commission member / Mayor

Visitors / Guests - Mark Tipton – Council President

This is a summary of the meeting of the Harveysburg Planning Commission held October 24, 2023, at 6:30 PM. Upon request, a recording of the meeting is available for review.

- I. Call to order at 6:35.

- II. Roll Call: Trovillo, Carruthers, Wilkie, Hill. Carruthers motions to excuse Verga, Hill seconds, All in favor say Aye & ayes have it. Motion passed - Verga excused.

- III. Approval of Meeting Minutes: Trovillo motions to approve the minutes, Carruthers seconds, all in favor say Aye, the ayes have it. Motion passed - Minutes approved.

- IV. Opening Remarks by the Chair & Commissioners (and general discussion by all members):
 - A. Carruthers states no one at the Oct. 23 council meeting was for dissolving the village. Randy is hopeful that maybe the villagers have seen the benefits of what council has done in form of CBDG & OPWC grants. Tipton thinks it would be a mistake to throw away history of the village to save a few dollars on taxes.

 - B. Carruthers brings up the issue of planning enforcing the code. Tipton mentions that he spoke with Corwin council is hands on active. Corwin counsel members split the work & one does roads & one does zoning, etc. They write letters to the solicitor & the solicitor writes to the people. Tipton suggests Harveysburg look at Corwin as a potential model.

 - C. Hill starts with opening remarks after these discussions:

- i. Enforcement of zoning is believed by Hill to be more appropriate for an entity other than planning. Hill sees 'enforcement' like 'accounting' whereas 'planning' is more like 'finance.' The first is more judicial & about what has happened in the past & the latter deals with setting rules for the future. Carruthers believes it's in the commission's power to enforce. Hill thinks it's a conflict for the same body who makes the laws to also be the enforcer. This topic needs more research & discussion.
- ii. Conflict resolution vs. conflict management – management is where we are just spinning plates & keeping things in motion which is where it feels like the village is much of the time. We need to move more in the direction of resolution. One way to do that is a comprehensive plan. This is a map of our town that identifies goals for moving the village forward in the best way possible from a planning standpoint. Planning takes into account economics, but also a number of other factors to make it a more holistic approach than just financial viability.
- iii. Planning vs implementation – In a way, planning is like design & implementation is like construction. Without planning, the project may stall due to lack of planning. Likewise, too much planning can stop a project. This is similar to the planning commission & zoning enforcement. Without enforcement, the plans don't mean anything. Also, the zoning code needs to be revamped as many have said, but we also need a comprehensive plan. Wilkie states the comprehensive plan will help inform the zoning code so that it can be rewritten in the best way. Hill agrees this is absolutely true. These two items help the village formulate principles to guide decisions, & they definitely work together.

V. Old Business

A. Renfest

- i. Approval sent to Dave to start lot split, but it may not need split. Denial issued to Dave for his application for a new shop until property is rezoned to RE. Application to rezone transmitted to Dave last week, confirmed receipt today.
- ii. Carruthers states Health Dept said of the Renfest RVs "it will never happen again" in reference to so many camping in the residential zone. Carruthers also asks about extra towers that were talked about by Renfest – no info available.
- iii. Tipton states Renfest charges its vendors \$25 claiming it is for Harveysburg, but Harveysburg does not receive any fees. Massie Fire did receive \$40k.

iv. Wilkie states council has had 2 readings of the ticket tax. If Harveysburg remains, then the ticket tax would have the 3rd reading after 11/7 election which should put the ticket tax into effect for the village.

B. Dollar General – submitted a new site plan by email last week. Hill states the loading was shown on the creek side which if the trees are removed will not be screened at all. In fact, a loading zone like this would be the opposite of screened. All commissioners (except Verga since he was not there) are still concerned with site drainage/ trees.

C. Fiber optic cabling going in - Seems smooth & Hill talked with installers, no water lines hit yet. Tipton said Little Miami Gig (LMG) was going to charge \$90 per month per house, & he suggested a lower price to get more customers. LMG is not charging installation fees. LMG decided to only install the main trunk lines to the intersection of Wilson & Old 73 since according to LMG employee Andy, spectrum will beat LMG price.

VI. New Business - None

VII. Citizen Comments - None

VIII. Upcoming Meetings - November 28, 2023; December off

IX. Adjournment – 7:48

X. Attachments – None

Attest:

Tim Hill – President of Planning Commission

Randy Carruthers

Phil Trovillo

Mark Wilkie