



# Village of Harveysburg

## Planning Commission

79 West Main Street, Harveysburg, Ohio 45032-9998

**November 28, 2023**

### Planning Minutes

#### Present:

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

#### Visitors / Guests:

- Mark Tipton – Council President
- Kevin Martin – resident & business owner
- Kevin Brewer – resident & entrepreneur
- Josh Allen – Cross Development/ DG rep
- Mike Hatfield – village resident
- Jonathan Funk – future mayor

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*This is a summary of the meeting of the Harveysburg Planning Commission held November 28, 2023, at 6:30 PM. Upon request, a recording of the meeting is available for review.*

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- I. Call to order at 6:30.
  
- II. Roll Call: Trovillo, Carruthers, Wilkie, Hill, Verga.
  
- III. Approval of Meeting Minutes: Minutes were emailed to Wilkie & Carruthers, but copies were not printed to be read. Carruthers motions to postpone approval of minutes, Verga seconds, all in favor say Aye, the ayes have it. Motion passed – Approval of minutes postponed.
  
- IV. Opening Remarks by the Chair & Commissioners:
  - A. Enforcement update: Tipton found an ordinance in 2009 & another in 2011 that grants the powers of enforcement & ORC 713 to Planning Commission. The problem now is a body of 5 are responsible for things like keeping records which needs to be a single person for accountability. Since the village has no revenue as was discussed in council on Nov. 27, this person would have to be volunteer. The duties of zoning enforcement are much more intense than planning commission. Where the planning commission meets once per month for a few hours, the zoning enforcer is on the clock so to speak

every day. That person must, among other things, keep records, review applications for zoning approval, visit properties, & make records available to council. A large part of this is interfacing with the public outside the meetings. If the person is not paid, then my feeling is there will be no room for the commission or council or anyone else to say the job is not being done right. In other words, there's still no accountability.

- B. Some others stated that Michelle made enforcement happen. A zoning enforcer can be designated by Mayor, but for now the entire commission is in charge as a body.

## V. Old Business

### A. DG/ Cross

- i. Long story short – Cross needs to apply per the zoning code 1102. Mark Tipton printed an application for Josh Allen during the meeting. Josh said the village would have the application tomorrow. After application is processed, Allen would then be referred to BZA to apply for variance for parking.
  - ii. Allen states he just received word that most of the big trees can remain with mostly only underbrush to be removed. Wilkie motions to approve Josh to apply, Carruthers seconds, all in favor, Ayes have it, motion passed.
  - iii. Allen brings up traffic study requested by Hill. Many examples brought out by Tipton of other traffic studies in the area. Carruthers motions to forego traffic study requirement, Verga seconds, all in favor – Wilkie, Carruthers, Verga; motion passed to drop traffic study requirement.
- B. Mike Hatfield fire damage rebuild. He wants to do a partial tear down to avoid problems with zoning setbacks. Since the house is basically on the property line, then it doesn't conform to setbacks in zoning code so according to Rivera (& Hill agrees) if the house is torn down completely, it may create setback problems. Mr. Hatfield brought a printout of the auditor sketch of his current house for talking purposes & a larger scale hand drawing showing the building only. Neither drawing had property lines, were more rough building plans & not clearly marked as to what things were. Mr. Hatfield was asked to bring a site plan showing paving, gravel, property lines, building footprint, & dimensions of building itself & distance to property lines for Planning to review.

## VI. New Business

- A. Kevin Brewer (41 W. Main) - wants a parking lot & to clean up old shed. Hill requests Mr. Brewer bring a site plan drawing showing proposed parking lot paving, ingress & egress, parking spaces, handicap spots, property lines & the building of course.

- B. Brewer also wants to angled parking on Main for curbside pickup. Kevin Martin states Main Street is 50' wide. On later inspection, Main looks closer to 35' wide. Hill believes parallel parking for curbside may be ok – site plan needed.

VII. Citizen Comments

- A. Kevin Martin – requests permission to drop 2 shipping containers on his property. Later Mr. Martin contends that though he doesn't know what's in the zoning book, he is sure that shipping containers are not something the planning commission has any say on. Mr. Martin further states that he wants to build a large masonry wall out of the concrete 'lego' blocks on the property line to secure his property. Hill states some type of decorative fencing would be best in front as zoning code 406 states the front can't have a visual barrier over 30" high. Hill requests that Martin bring a site plan showing paving, buildings, property lines, parking & proposed fences along with notes to show intent. A picture of the decorative fence would also be helpful.
- B. Mark Tipton – 2 items for discussion:
  - i. Cell tower people have requested extension as construction has not been able to begin on Mr. Dawson's land for whatever reason. Verga asks why. Tipton will try to find out more. Carruthers motions the permit be extended 6 months; Wilkie seconds, all in favor, ayes have it, motion passed.
  - ii. Darryl McKinney wants to rezone R-1 to B-1. He believes it was made R-1 by mistake. Tipton would like this to be on the agenda for next meeting. Hill requests a site plan similar to other requests earlier in the meeting.

VIII. Upcoming Meetings – emergency meeting scheduled for December 12

IX. Adjournment – 8:59pm

X. Attachments – None

Attest:

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