

VILLAGE OF LODI
BOARD OF ZONING APPEALS AND PLANNING COMMISSION
MINUTES FROM REGULAR MEETING

June 19, 2019

The Lodi Board of Zoning Appeals and Planning Commission met on the above date with the following members in attendance: Robert Geissman, Randy Jameyson, Patricia May, Jean Houston, and John Palko. Also present: Village Attorney Irv Sugerman, Zoning Inspector Jim Brandenburg and Zoning Secretary Pamela Barta.

Public participants for this meeting were as follows: Will Genkin, Dotan Sharin, Eldar Zarbavel, and Tim Snell.

MINUTES

A motion was made by Jameyson and seconded by May to approve the minutes of May 22, 2019 meeting.

Upon roll call: YEAS: Jameyson, May, Geissman, Houston, Palko

NAYS: None

NEW BUSINESS

1) **Planning Commission Final Approval - 101 H Limited, 101 and 103 Harris St.**

Final approval for Variance request to allow less parking spaces than required in Section 1274.03 of the Lodi Planning and Zoning Code for residential units, and for the Conditional Zoning Permit request pertaining to Section 1264.03(f) of the Lodi Planning and Zoning Code to allow residential units above the ground floor of a current structure.

With no further discussion or public participation a motion was made by May and second by Jameyson for the Planning Commission to approve the final plans.

Upon roll call: YEAS: May, Jameyson, Geissman Houston, Palko

NAYS: NONE

OLD BUSINESS

Dotan Sharin, owner and Eldar Zarbavel, General Contractor were present to discuss their future plans of converting 219 Wooster Street, into a 6 unit apartment building. They purchased this property with this in mind, knowing it was once a 6 unit. Mayor Geissman informed Mr. Sharin and Mr. Zarbavel a 6 unit apartment building is not allowed in a MU District and the nonconforming previous use has been discontinued under Chapter 1280.05 Discontinuance or Abandonment. The goal of the Village of Lodi is to following our zoning code and our zoning code will only allow uses permitted under MU. Irv Sugerman informed Mr. Sharin that neither the mayor nor zoning board is allowed to approve this under the current zoning code. He may complete an application for a variance and/or seek any legal advice necessary.

Mayor Geissman gave an update on 106 Prospect St. advising the windows downstairs were boarded up, he is more concerned with the upper level where window panes are actually missing. Jim Brandenburg will continue to monitor the progress made by Mr. Lawson. Jim also advised kids were on the property and the police were called. John Palko asked about the lead abatement progress. Jameyson informed the members that Mr. Lawson has 90 days to give them an update.

OTHER BUSINESS

Mayor Geissman passed out to each zoning member a draft copy of the 2018 Comprehensive Plan, requesting them to review and check for any errors they may see or items they felt were excluded. Tim Snell, a member of the Comprehensive Planning Committee, explained why he felt it is a high priority of the zoning board to continue enforcing the zoning code laws.

Mayor Geissman informed members that according to the zoning book parking recreational vehicle on a residential lot appears to be incorrect. Chapter 1250.04(g)(1) states you can park a boat, trailer and/or RV in your front yard or side yard for a period no longer than 6 months. Recreational vehicle should only be parked in a driveway and not in the front and side

yards. The zoning board will need to recommend a text amendment to Council to change the verbiage.

Mayor Geissman discussed the need to update our zoning book and how the comprehensive plan should drive the changes of our zoning. We now have the funds to hire a consultant to assist with the changes. The end plan has to be approved by Council.

Mayor Geissman informed members that meeting would be run using Roberts Rules or Order and they could look them up online.

Mayor Geissman discussed the possibility of a Property Maintenance Committee. The committee could review the code and also report violations to the zoning inspector. Jim Brandenburg has violation forms he will pass out.

ZONING INSPECTOR

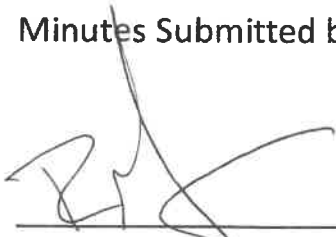
Jim Brandenburg addressed an issue at 125 Ohio Street where a tree is dying and shadowing the neighbor's house. Several solutions were discussed as to enforcing with fines, civil matter pertaining to the neighbor, or the village removing the tree and assessing taxes.

With there being no further business to come before the board, a motion was made by May at 8:15 p.m. to adjourn, seconded by Houston.


Upon roll call: Yeas: May, Houston, Geissman, Jameyson, and Palko.

Nays: None

Minutes Submitted by Pamela Barta, Zoning Secretary



Robert Geissman, Mayor



Pamela Barta, Zoning Secretary