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

August 21, 2019

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

Public participants for this meeting were as follows: Steven Church, Tim Snell, David Stith, and representatives of Lodi United Methodist Church.

MINUTES

A motion was made by May and seconded by Houston to approve the minutes of July 17, 2019 meeting.

Upon roll call: YEAS: May, Houston, Geissman, Palko
NAYS: None
ABSTAIN: Jameyson

NEW BUSINESS

1. **Steven Church, 104 Ash St., was present to discuss his variance request under Section 1250.17(c)(3) of the Lodi Planning and Zoning Code. Zoning Inspector Jim Brandenburg reported that Mr. Church would like to extend his drive to the property line, due to the swale in his yard and a catch basin. This would eliminate standing water and mud.**
   Mayor Robert Geissman scheduled the Public Hearing for September 18, 2019, to hear his request.

2. **Lodi United Methodist Church, 320 Medina St., was present to discuss rebuilding their handicap ramp. The ramp would have to be placed 2 ft. within the road right-of-way. The church also requested the permit fee waived. Mayor Robert Geissman reported that a request will be made to Lodi Village Council to waive the fee, and the public hearing will be scheduled for September 18, 2019.**

PUBLIC HEARING

OLD BUSINESS

Mayor Geissman reported the properties under property maintenance code violations; 113 Wooster St., 219 Wooster St., and 106 Prospect St. have not meet the requirements within their 90 days. Geissman advised the owner of 219 Wooster St. has not submitted a variance nor have we heard from him as of today. Zoning Inspector Jim Brandenburg advised 219 Wooster St. is only cutting the grass every couple of weeks. Geissman advised that Mr. Lawson has not met his requirements at 106 Prospect St. within his 90 days. Randy Jameyson reported owners of 113 Wooster St. have been working on the property, but their 90 days are up. Zoning Inspector James Brandenburg advised 120 Grove St. has not met their requirements either. Mayor Geissman informed the Zoning Inspector James Brandenburg to follow-up on these property maintenance code violations.

Mayor Geissman reported his progress with the Commerce Department pertaining to his request for last year's report on manufactured home park inspections. Due to the lack of response from the Commerce Department the Mayor contacted the Mobile Home Park Advisory Committee and may attend a meeting in the future.

Mayor Geissman reported he does not have any new news on Fetcho Company pertaining the development of the new Whisper Creek Division Project.

Mayor Geissman reported on the Hawthorne Reconstruction Project. Water and storm sewer lines will be replaced. The sanitary sewer lines will be relined. Palko asked if the sidewalks are included in the project, the Mayor

informed sidewalks are part of the project. Mayor advised the project should be completed by Thanksgiving.

Mayor Geissman reported on the progress and the design of the Village website. Proximity Marketing designed 4 logos, council is reviewing the logos and a decision needs to be made soon. Mr. Stith presented the idea of letting the residents make the choice.

Mayor Geissman reported the recreational vehicle section of the zoning code is still an open issue with council.

OTHER BUSINESS

Houston asked if the Village office will be accepting credit card payments for utilities in the future. Jameyson advised they are working on it, and soon. Mayor advised the software we have at this time with CMI does not have the capability. In the past the cost to upgrade the current software was cost prohibitive. CMI has now come out with a new system that will accommodate this. Once we install the new CMI software we will have the capability to accept credit card payments.

Mayor Geissman reported he received a complaint about a resident on Church St. renting out their home as an Airbnb. At this time our zoning does not address Airbnb, but Church St. is a residential area. Mr. Stith questioned why this might be a problem. Mayor Geissman explained that businesses are not allowed to operate in a residential area.

Mayor Geissman reported the need to adopt Rural Residential District for the new lots/houses on Harris St. with two to five acre lots.

Mayor Geissman asked members to continue reviewing the Comprehensive Plan and Property Maintenance Code for any revisions. He also advised a future goal is to update the Zoning Codes and Zoning Book, and possibly hire an expert for the job. Mayor will check into grant funding for this project. Tim Snell reiterated his thoughts and views on keeping the Village's Comprehensive Plan in mind whenever updates are made.

ZONING INSPECTOR

Zoning Inspector Jim Brandenburg turned in August 2019 Zoning Report.

With there being no further business to come before the board, a motion was made by Geissman at 7:53 p.m. to adjourn, seconded by May.
Upon roll call: Yeas: May, Palko, Geissman, Houston, Jameyson
Nays: None

Minutes Submitted by Pamela Barta, Zoning Secretary

Robert Geissman, Mayor

Pamela Barta, Zoning Secretary