

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

December 18, 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 Zoning Inspector Jim Brandenburg, and Zoning Secretary Pamela Barta.

Public participants for this meeting were as follows: Tim Snell

MINUTES

A motion was made by May and seconded by Houston to approve the minutes of November 20, 2019.

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

NAYS: None

Mayor Robert Geissman opened the meeting thanking Jean Houston for her contribution to the community with crocheted items. He informed her the public was very excited and appreciative.

PUBLIC HEARING

NEW BUSINESS

Mayor Geissman passed out a packet based on the Comprehensive Plan and what the Planning Commission is supposed to be working on. Members are going to review the packet and start working on it during the winter. Mayor asked for volunteers on each topic.

One topic was "Planning Commission/Village Council to divide up the Village and provide a schedule for enforcement of the zoning code and the property

maintenance code by the zoning inspector based on the data provided by the Housing Condition Inventory (see Chapter 6 and Appendix G). This will eliminate any perception of selective enforcement.” It was determined that based on the housing commission survey project, all houses within the Village that were rated poor, letters will be sent out making them aware of the property maintenance code. As well as, informing them citations will be issued for violations. We will also provide residents with CHIP (Community Housing Impact & Preservation) information.

Another item was the Zoning Code. Mayor Geissman advised he is going to reach out to two companies that are members of the American Planning Association in Columbus to help with the Zoning Code. Mayor Geissman asked Tim Snell to reach out to any connections he might have as well.

Another item listed is the Planning Commission should evaluate Village owned properties for use as neighborhood parks/lots. The Mayor stated some of the village property should be annexed and surveyed, as well as, the Village should know where their property is located and where property lines are. The Mayor will compose a list of all Village property.

Another item was reaching out to Medina County Soil and Water Conservation District and the Black River Watershed regarding watershed management activities. Mayor advised he is going to reach out to Black River Water Shed and Soil and Water to see if they would be willing to attend a Zoning & Planning Commission Meetings. All were in favor.

Another item is “Encourage the Planning Commission and Board of Zoning Appeals members to seek educational opportunities upon appointment. Mayor will check into future training class that may be offered.

Mayor informed members of one item the Planning Commission can do now. Planning Commission/Council to create and adopt a large lot residential district, and decide, based on the Future Land Use Plan, where this district would be most appropriate.” The Mayor advised that the 7 lots on Harris Road can be changed to RR Rural Residential. Mayor and Tim Snell also discussed multi-layer zoning.

Mayor Geissman discussed the advantages and disadvantages of the Village maintaining a park within an association.

Mayor discussed the need to simplify the property maintenance code. All were in agreement.

Pat May verified that the Planning Commissions job is to look into these items for future discussion and changes.

OLD BUSINESS

Mayor Robert Geissman advised Mary Ann Chandler will be scheduling a meeting with Village Attorney Irv Sugerman and himself after January 1, 2020, to discuss minimum side yard variances for Whisper Creek Development. Maryann Chandler is asking for 5' side yard depth. She was informed 10' is acceptable, which was based on R-3 regulations, but PUD states 14'. All members were in agreement of 10' side yard depth for Whisper Creek Development. Mayor Geissman also advised that the Board of Public Affairs is not willing to offer an incentive on tap in fees for larger lots.

Mayor Geissman advised the CHIP Grant applications (Community Housing Impact & Preservation) are now available to Lodi residents. The grant funds are available to eligible home owners for home rehabilitation or minor home repairs. Information on the CHIP Grant was sent out in the monthly newsletter and packets are available for pick up at the Village office.

Mayor Geissman advised a grant was submitted for 59% of the cost for the reconstruction of Oakwood, which is \$499,000. Funding was approved at the district level, now pending state level. State level should not be an issue. We should know something by February.

Mayor Geissman advised we are still working on the Water Tank Replacement Project.

Mayor Geissman advised Annette Geissman, Clerk Treasurer is still looking into software updates, so utility bills can be paid on line.

Mayor Geissman advised he is still working on the Master Plan for the Park. Mayor explained every 2 years the state does a biennial budget, which is extra capital bond money for capital projects. These funds are not allowed for bridges, because bridges can be funded through OPWC (Ohio Public Works Commission), the bridge in the park does not qualify under OPWC, it's not on a public roadway. He is talking to Larry Obhof since the bridge is not OPWC eligible, to see if anything can be done. If the funding cannot be used to repair the bridge, we will submit it for walking trails and playground equipment.

Mayor Geissman advised that OEPA (Ohio Environmental Protection Agency) backflow prevention is a requirement, we are supposed to be educating our residents. Information was sent out in the newsletter and will be on the Village website.

Mayor Geissman advised the boat parked at Lodi Family Center, 301 Mills St., has been removed. Village Attorney Irv Sugerman is working on the text to change RV parking in residential districts and business, as discussed earlier. Once the verbiage is completed it will be taken to council.

Pat May asked if Noah Lawson applied for a variance application yet. Brandenburg advised Mr. Lawson informed him that Attorney Susan Funk was supposed to have submitted the variance, but he hasn't seen it yet. Brandenburg stated the house is a duplex and Mr. Lawson purchased it with intentions of keeping it a duplex. After discussion it was determined the house is nonconforming and has been vacant for a period longer than six months.

Mayor advised the Commerce Dept. emailed him stating they scheduled a hearing in January for Sunset Estate. Meadowview is supposed to correct issues before their next hearing.

OTHER BUSINESS

ZONING INSPECTOR

Zoning Inspector Jim Brandenburg turned in his December 2019 Zoning Report and elaborated on a couple violations.

With there being no further business to come before the board, a motion was made by May at 8:05 p.m. to adjourn, seconded by Jameyson.

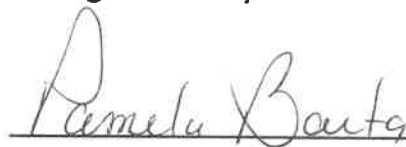
Upon roll call: Yeas: May, Jameyson, Houston, Palko, and Geissman

Nays: None

Minutes Submitted by Pamela Barta, Zoning Secretary



Robert Geissman, Mayor



Pamela Barta, Zoning Secretary