

VILLAGE OF LODI
PLANNING COMMISSION
MINUTES FROM REGULAR MEETING

May 20, 2020

Due to the COVID-19 Pandemic the meeting was held over the internet via Zoom. The public was invited to attend the meeting and a link was available on www.VillageofLodi.com for the public to view the meeting, adhering to Governor DeWine's directive for meetings and social distancing during the emergency pandemic.

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

Public participants for this meeting were as follows: Maryann Chandler, Lilly Tausch and Tim Snell.

MINUTES

A motion was made by May and seconded by Palko to approve the minutes of February 19, 2020, with a name correction from Rob Oberhof to Rob Henwood.

Upon roll call: YEAS: May, Palko, Geissman

ABSTAIN: Jameyson

NAYS: None

PUBLIC HEARING

Discussion pertaining to Section 1278.04 Planned Unit Development for Whisper Creek Development proceeded as a public hearing. Mayor Geissman opened the discussion and advised that the minimum side yard depth for PUD is 14 ft. Maryann Chandler informed the Board of Zoning Appeals that Whisper Creek Development is requesting a minimum side yard depth of 12 ft., increasing the minimum lot width at the building line to 52 ft. The new phase will start off Highland Drive and have 108 single family homes, where originally the plans were to have 300 single family homes.

With no further discussion or public participation a motion was made by May and seconded by Jameyson to approve the variance request to Section 1278.04(e)(1) Planned Unit Development, to consider modification to an approved Planned

Unit Development for Whisper Creek Development, permitting a minimum side yard depth of 12 ft.

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

Nays: None

NEW BUSINESS

Application for a Zoning Certificate/Permit – 104 Bank St., Lilly Tausch “The Charming Lilly Pad” – Mayor Geissman opened the discussion. Lilly Tausch informed the Planning and Zoning Commission that she would like to open a retail home and garden gift shop. The Elite Automotive Service has unused space located in the back of their building that can be used for additional business. Parking would not propose as an issue since there is additional parking behind the building. Her hours of operation would be Monday-Friday between 4-8 PM and 10 AM-4 PM on weekends.

With no further discussion or public participation a motion was made by Jameyson and seconded by May to approve the Application for Zoning Certificate/Permit.

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

Nays: None

Mayor Geissman advised that 115 Wooster St. has a potential buyer, Lodi Development LLC. Prior to the purchase Lodi Development, LLC would like to verify that Romeo’s Pizza can remain, as well as, the upstairs remain as apartments. At this time there is one apartment, they are requesting two. The district is a C-2, and a public hearing would be required for a Conditionally Permitted Use 1264.03(f). The prospective buyer has turned in an application, but needs the owner’s signature and a purchase agreement. After discussion the Planning and Zoning Commission felt there would be a parking issue with two apartments, but not one apartment. All members were in agreement of one apartment.

OLD BUSINESS

Mayor Geissman advised that O'Reilly Auto Enterprises, LLC, 604 Medina St., is moving forward and that there are no problems with their plans, but there is an issue with the storm water. The engineers are working with Superintendent Tracy Haltrich to correct the issue. Pat May inquired as to whether O'Reilly's corrected the issue with their sign. Mayor Geissman advised that he was not sure, but that information should be on the updated plans.

OTHER BUSINESS

Mayor Geissman advised that Will Jenkins is interested in purchasing the Village owned property located at 112 Medina St. After discussion the Planning and Zoning Commission felt the property would be of more value to the Village in the future. Members were in agreement for the Village of Lodi not to sell this piece of property. Mayor Geissman advised that he would inform Council of their thoughts on this property.


ZONING INSPECTOR

With there being no further business to come before the board, a motion was made by May at 8:00 p.m. to adjourn, seconded by Jameyson.

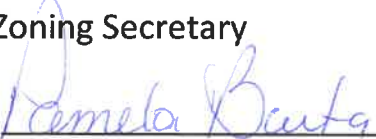
Upon roll call: Yeas: May, Jameyson, Palko and Geissman

Nays: None

Minutes Submitted by Pamela Barta, Zoning Secretary



Robert Geissman, Mayor



Pamela Barta, Zoning Secretary