

CITY PLANNING COMMISSION

MINUTES REGULAR MEETING APRIL 5, 2022 5:30p.m.

CALL TO ORDER

The City Planning Commission met in regular session on April 5, 2022 at 5:30 p.m. at 105 N. Main Street (Second Floor – Council Chambers) Washington CH, Ohio.

At roll call the following members were present: Mr. Scot Dallmayer, Mr. Scott Snyder, Mr. Kirk Wilson, Mr. John Pfeifer, Mr. Keith Eckles, and Building Official & Recording Secretary Rod Bryant.

Mr. Wilson moved, and Mr. Snyder seconded the following motion:

***MOTION:** To approve the minutes of February 1, 2022 as submitted.*

At roll call, the vote resulted as follows: Mr. Dallmayer, “Aye”, Mr. Snyder, “Aye”, Mr. Wilson, “Aye”, Mr. Pfeifer, “Aye”, and Mr. Eckles, “Aye”.

MOTION CARRIED

BUSINESS SESSION

1. Application #02-22

Jack Bishop

9960 Marchant Luttrell Road

Sabina, Ohio 45169

Issue: To rezone lots (606-609 inclusive) Gregg Street from R2 (Two Family Residential District) to R3 (Multi-Family Residential District).

No one was present to represent the application. Mr. Wilson moved and Mr. Snyder seconded the following motion:

***MOTION:** To Table Application #02-22.*

At roll call, the vote resulted as follows: Mr. Dallmayer, “Aye”, Mr. Snyder, “Aye”, Mr. Wilson, “Aye”, Mr. Pfeifer, “Aye”, and Mr. Eckles, “Aye”.

MOTION CARRIED

2. Application #03-22

Peggy Jones

431 E. East Street

Washington CH, Ohio 43160

Issue: Lot split – create “L” shaped lot to convey existing detached garage from 229 N. Fayette Street to 231 N. Fayette Street.

Mrs. Rhonda Turner of 3926 Prairie Road, WCHO, and representing ERA Martin & Associates, spoke regarding the request. She stated that the existing garage located on the property of 229 N. Fayette Street was not able to be accessed with a vehicle from the 229 N. Fayette Street address, but could only be accessed through the 231 N. Fayette Street property. She stated that Mrs. Peggy Jones owned both properties and that this situation had existed for decades and that Mrs. Jones now wanted to sell 231 N. Fayette Street which is a single-family dwelling. She indicated that no easement to access the garage on behalf of the 229 N. Fayette Street property existed. She stated that she had a purchaser for 231 N. Fayette Street, but that he wanted the garage. She proposed an "L" shaped splitting of the two properties to accomplish this endeavor.

Mr. Wilson asked if the occupants of 229 N. Fayette Street used the garage and she stated that 229 N. Fayette was a duplex consisting of two, one-bedroom dwellings and that they had on street parking and did not use the garage.

With no further discussion, Pfeifer moved and Mr. Dallmayer seconded the following motion:

***MOTION:** To approve the request as submitted for lot split.*

At roll call, the vote resulted as follows: Mr. Dallmayer, "Aye", Mr. Snyder, "Aye", Mr. Wilson, "Aye", Mr. Pfeifer, "Aye", and Chairman Eckles, "Aye".

MOTION CARRIED

OTHER BUSINESS

No other business.

ADJOURNMENT

There being no further discussion Mr. Pfeifer moved and Mr. Wilson seconded the following:

***MOTION:** To adjourn the April 5, 2022 City Planning Commission Meeting.*

At roll call, the vote resulted as follows: Mr. Dallmayer, "Aye", Mr. Snyder, "Aye", Mr. Wilson, "Aye", Mr. Pfeifer, "Aye", and Chairman Eckles, "Aye".

MOTION CARRIED

MEETING ADJOURNED

The meeting was adjourned at approximately 5:42 p.m.

APPROVED this _____ day of _____, 2022.

Mr. Rod Bryant, Recording Secretary

Mr. Keith Eckles, Chairman