

CITY PLANNING COMMISSION

MINUTES REGULAR MEETING DECEMBER 3, 2019 5:30p.m.

CALL TO ORDER

The City Planning Commission met in regular session on December 3, 2019 at 5:30 p.m. at 105 N. Main Street (Second Floor – City Council Chambers) Washington CH, Ohio.

At roll call the following members were present: Mr. Scott Snyder, Mr. Scot Dallmayer, Mr. Kirk Wilson, Mr. John Pfeifer, and Chairman Keith Eckles.

Mr. Pfeifer moved and Mr. Snyder seconded the following motion:

MOTION: To approve the minutes of October 1, 2019 as submitted.

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

MOTION CARRIED

BUSINESS SESSION

1. Application #06-19
Washington Courthouse Ohio LLC
1000 Germantown Pike
Plymouth Meeting, PA 19462
Issue: Rezoning 2100 Columbus Avenue (11.29 acres) from B3 to GE

Mr. Bryant indicated that the applicant had withdrawn their request.

2. Application #07-19
JLB1 Properties LLC
2411 US 22 SW
Washington CH, Ohio 43160
Issue: Rezone 2.73 acres E. Elm/Vine Street from R1 to R3

Jaret Bishop of 1211 US 22 SW WCHO addressed the CPC and stated his desire to rezone just 2 lots totaling 1.25 acres from R1 to R3. Mr. Bryant showed a map to audience members and CPC members indicating which 2 lots were proposed. Mr. Bishop indicated a desire to build (5)-3-family dwellings. He indicated that he wanted to upgrade the neighborhood.

Mr. Wilson asked if Mr. Bishop would be the one maintaining the apartments and he indicated that he would. Mr. Wilson also asked about the rental rate and Mr. Bishop indicated it would be on the higher-side.

Jill Leeth of 534 E. Elm Street stated that the proposed apartments would lower property values in the area and that she was opposed.

Carol Merritt of 524 Fourth Street stated that she went around the neighborhood and had a petition signed and that no one she spoke with was in favor of the rezoning.

Dallas Marshall of 510 E. Elm Street stated that the request was strictly for financial and economic reasons and that the original zoning of the neighborhood was correct and that the request would decrease property values.

Joyce Arledge Spradlin of 428 Fourth Street stated that the house next to her was now a rental and that it is not properly maintained, and that she opposed the request.

Rebecca Baughn of 525 Fourth Street stated that multi-family units will become run-down, and that she did not support the request.

Mr. Bishop stated that he wanted to improve the area and that he did not do weekly rentals. He also indicated that the angst from some residents came from existing apartments and rentals in the area.

Mr. Wilson moved and Mr. Dallmayer seconded the following motion:

MOTION: *To make a favorable recommendation to City Council to rezone 2 lots totaling 1.25 acres from R1C to R3.*

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

OTHER BUSINESS

Nothing discussed.

ADJOURNMENT

There being no further discussion Mr. Dallmayer moved and Mr. Snyder seconded the following:

MOTION: *To adjourn the December 3, 2019 City Planning Commission Meeting.*

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

MOTION CARRIED

MEETING ADJOURNED

The meeting was adjourned at approximately 5:50 p.m.

APPROVED this _____ day of _____, 2020.

Mr. Rod Bryant, Recording Secretary

Mr. Keith Eckles, Chairman