

**Village of New Concord**  
**Planning Commission Meeting**

**Thursday June 30- 6:00 PM**

**Roll Call**

Members Present: Al Chaffee, Jim Dooley, Robert Dickson, Colleen Hacock, Brett Essex

**Village Officers**

Charlotte Colley - Village Administrator, Brent Gates - Zoning Inspector

**Visitors**

Mike Sullivan, Patricia Hill, Curtis Eagon, Kathie Eagon, Jay Travis, Gary Eno, Janeen Eno, T. Hill, J. Hill, Sandra Christman, Derrick Moorehead, Gary Rubel, Linda Riffle, Mick Maag, Tyler Sturtz, Jennifer Lyle, Erin Stevic

**Approval of the minutes of the March 17 2016 Meeting**

Moved by Jim Dooley, Seconded by Robert Dickson- Motion Carried

**Old Business:**

I) Review of Zoning Code Updates

- A) Community meeting was held on May 25 to review proposed updates with no changes having resulted from that meeting.
- B) Drawing for zoning code included in planning commission packet will be included in the code update
- C) The zoning map will include the newly annexed development area
- D) Gates asked that the coloring on the zoning map be differentiated to eliminate confusion
- E) Dooley moves, Dickson seconds that these changes be adopted, motion carries

**New Business:**

I) Change of Use at 7 Comin

- A) Request for a property in B2 district to turn what is currently a garage into a pizza shop, area is historically residential
- B) Zoning officer is not supporting change of use because of a lack of parking spaces and because of traffic issues
- C) Several neighbors of the property in attendance voice concerns over traffic and parking issues
- D) Tyler Sturtz is the owner of the property, states that he would look into improving the building and making safety an issue
- E) All of the planning commission members express their encouragement of development in the village but feel that this location is not ideal, causing traffic and parking issues
- F) Dickson moves, Dooley seconds, motion to deny a permit for change of use, motion carries

II) Garland Commons Lot Splits

- A) Colley brings proposal to split off 4 lots from parcels
  - i. 66-20-10-02-000
  - ii. 66-20-10-06-000
  - iii. 66-20-10-31-000
  - iv. 66-20-10-32-000
- B) This will enable those lots to obtain addresses which are needed to allow any prospective restaurants to apply for a liquor permit

- C) Colley recommends approving the lot splits with the condition that the development will be submitting a comprehensive site plan and that no development will occur without a site plan being approved by the planning commission
- D) If any development would occur before the planning commission has approved a comprehensive site plan an independent firm would be contacted to review the development with any cost incurred being assessed to the development if found to not be in compliance
- E) All planning commission members are in agreement that the comprehensive site plan is needed and that it is understood that the specific site plans might change but that this is an overall vision of the development
- F) Linda Riffle explained that the hotel development has parted ways with the Wallhouse and has changed the name to the Garland Hotel and that Tim Lynn will be the contractor developing the site plan
- G) Dooley moves, Hacock seconds, motion to allow for the 4 lots to be split from parcels with the understanding that the planning commission will receive a comprehensive site plan, with a tentative date of the August 18, 2016 planning commission meeting, and if any development occurs before site plan is approved, an independent firm will be contacted to review the development with any cost incurred to be assessed to the development if found not to be in compliance, motion carries

### **Miscellaneous Business**

### **Adjournment**

- I) Dickson moves to adjourn, Dooley seconds, motion carries, meeting is adjourned at 6:39 PM.