

Village of New Concord

Planning Commission Meeting

Wednesday, August 24, 2017- 7:00 PM

Roll Call

Members Present: Jim Dooley, Robert Dickson, Colleen Heacock, Greg Wilson, Brett Essex

Village Officers

Charlotte Colley - Village Administrator, Brent Gates-Village Zoning Officer

Visitors

Terri Wootton

Approval of the minutes of the August 9 2017 Meeting

Moved by Greg Wilson, Seconded by Robert Dickson- Motion Carried

Old Business:

- I. Review of Proposed Zoning Code Amendment-Mobile Retail Food Establishment Court
 - A. Jim Dooley reminded members of the planning commission and visitor that the purpose of the meeting was the change to the zoning code and not approval of a site plan for a particular business
 - B. Terri Wootton asked for clarification on the permanency of the structure being considered.
 - C. Dooley stated that the approval being sought is for a food court to be allowed in the zoning code
 - D. Charlotte Colley pointed to the requirements under section 600.29 listing site amenities, and to section 600.30 that spells out owner responsibility in the event of a cease of operation.
 - E. Dooley asked why the language of section 600.29 states that "No food trucks and/or trailers may be located on a public street," and questioned if this was cutting off business opportunities for block parties/festivals/etc.
 - F. Brent Gates responded that any temporary use can be granted by the zoning officer. The wording in the code is to prevent a food truck or trailer to park in front of an existing business.
 - G. Gates asked if the ordinance can be written to specify that the area must look aesthetically appealing even if the food truck is gone.
 - H. Colley suggested that section 300.31 include a sentence stating that all utilities and materials shall be installed and aesthetically acceptable per the inspection of the zoning officer.
 - I. Wootton asked how the ordinance will continue the aesthetic nature of historic downtown?
 - J. Heacock stated that the mission of the Design Review Board is to insure that the structure is in compliance with the historic look and nature of downtown.
 - K. Colley stated that any site plan will go before the planning commission and design review board to meet specific standards.
 - L. Questions concerning lighting, signage, and parking will all be included within the site plan.
 - M. Greg Wilson made a motion to approve the amendment with the additional language in section 600.31, Heacock seconded, all voted in favor, motion passed.

New Business:

Miscellaneous Business:

Colley stated that there is a possibility that there would be an issue before the Planning Commission in September concerning a dispute over the closing of Liberty Road at State Route 83.

Adjournment

I) Dickson moves to adjourn, Heacock seconds, motion carries, meeting is adjourned at 7:50 PM.