

CITY OF MENTOR-ON-THE-LAKE
PLANNING AND ZONING COMMISSION

June 4, 2018

The regular meeting of the Planning and Zoning Commission for the City of Mentor-on-the-Lake, Ohio was called to order by Ms. Cason on June 4, 2018 at 6:57 p.m. in the Community Room of City Hall, 5860 Andrews Road.

ROLL CALL: Ms. Cason
Mr. Johnson
Mr. Sweeney
Mr. Boomer
Mr. Sheldon

ALSO PRESENT - Brent Moore, Service Director
Desirea Thompson, Council President
Jim Lunder, Council Vice President

APPROVAL OF MINUTES – May 7, 2018

MOTION by Mr. Boomer, and seconded by Mr. Johnson to approve the May 7, 2018 minutes as submitted.

ROLL CALL Ayes Ms. Cason
Mr. Johnson
Mr. Sweeney
Mr. Boomer
Mr. Sheldon

MOTION CARRIED 5/0

OPEN PUBLIC HEARING: Katrina Hiott sent her uncle Mr. Wisnewski to present her case for a fence variance at 7660 Miami Road, which is a corner lot. There is currently a 4 foot chain link fence. Ms. Hiott has two large dogs that have been pestered by children in the area. She is requesting a 6 foot high privacy fence. They have been around the neighborhood and have found that there are several fences on corner lots, in fact one directly to the east of her. The privacy fence would replace the current chain link fence. Ms. Cason asked about the distance from the road to the current fence. Mr. Moore mentioned he did not know the right of way on this street. If it's 40 feet, then it is only 20 feet from the center of the road. If it is 20 feet, then it is only 10 feet from the center of the road. Mr. Moore mentioned that he went to look at it and he doesn't see any issues with it. Mr. Sheldon asked what is currently allowed from the road to the fence. Mr. Moore stated that each street has its own right of way. Mr. Moore stated as long as they put the fence in the exact same place, that there will be no problems.

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MOTION by Mr. Johnson, and seconded by Mr. Boomer to approve the fence variance.

ROLL CALL Ayes Ms. Cason
Mr. Johnson
Mr. Sweeney
Mr. Boomer
Mr. Sheldon

MOTION CARRIED 5/0

CLOSED PUBLIC HEARING

COUNCILS REPORT: The largest item for discussion is going to be the Business District. It will be discussed further under old business. Council is looking to add Conditional Use Permits for oversized vehicles. The ordinances require them to be within a certain gross vehicle weight, which is defined by their registration, but the gross weight is actually their carrying capacity. It will be reviewed by this board case by case. A very large tall boat you would not want to add a Conditional Use Permit to allow the vehicle to be parked.

Mr. Boomer asked about the residents who have RV's and boats parked in their driveways. Mr. Johnson said that this permit would make it easier for them to park them.

Mr. Sweeney asked if you got a Conditional Use Permit for a fifth wheel RV, would you have to get one for the truck that tows the RV. Mr. Johnson spoke of an issue with neighbors that have called the Police repeatedly about a tow truck that was parked in a driveway, with concern about the gross weight. The issue has been thrown out of court each time. It is becoming a nuisance for the City to try and police this issue. If we can go the route of offering a Conditional Use Permit then it would no longer be violating any of the ordinances as they are written.

Mr. Moore stated that if you do not use the vehicle for commercial business then it is legal. Once you use it for commercial, then you have to follow the commercial laws.

OLD BUSINESS: Business District

All should have received an updated version. There are a few additions, one being the trash storage areas which are 1258.08. There were two items added under the permitted uses, they are in red. The board will go through each section.

Section 1258.02 - Primarily the Electric Charging Stations. The original document was in written text, and now created as a table, trying to make it clear to understand.

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They are creating two Business Districts, and they will be eliminating the Office District. Business District 1 will be the west side of Andrews, and District 2 will be the east side of Andrews Road. The west side of Andrews will require more Conditional Use Permits, because they are near the residential areas. Anything that already exists in the Business District that would now be listed, would be grandfathered in. They will not allow storage.

Section 1258.03 - They eliminated the section about the lot area requirements for Multifamily Residential Districts.

Section 1258.05 - Buffering and Screening was added. This is requiring both vegetative and fencing buffering between Business and Residential Sections in Business District 1. Ms. Cason asked if the fencing could be higher than eight feet. Mr. Johnson replied that vegetation shall be a minimum of 6 feet high and may exceed 8 foot if properly maintained. The fencing has to be 8 feet. No particular reason as to why. Spoke of the fence behind Dairy Queen. Mr. Moore will go and measure that fence.

Section 1258.06 (b) Binary use buildings may be built to a height not to exceed 40 feet. This would be for a business underneath and a condo on top.

Section 1258.08 – Required in all Business Districts and existing businesses. This means basically screening the trash receptacles. It does require them to be in the back of the business, just minimize the visibility from the street.

This would allow the opportunity for more businesses to come into the city. They could also benefit from the CRA program as well.

MOTION by Mr. Sweeney, and seconded by Mr. Sheldon to make a recommendation to Council for the approval of the changes as encompassed in chapter 1258 as presented.

ROLL CALL Ayes Ms. Cason
Mr. Johnson
Mr. Sweeney
Mr. Boomer
Mr. Sheldon

MOTION CARRIED 5/0

ANNOUNCEMENTS AND SETTING OF MEETINGS: July 2, 2018

A MOTION to adjourn by acclamation by Ms. Cason and a second by Mr. Boomer.

MEETING ADJOURNED – 7:21 pm

APPROVED Aug 8 2018
Date


Chairman

ATTEST Bill
Planning and Zoning Clerk