

Village of Put-in-Bay Planning Commission

P.O. Box 481, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – June 5, 2017

Regular Meeting

Roll Call 11:01am

Members Present: Mack McCann, Tip Boyles, DeeDee Duggan, Nick Michaels

Zoning Clerk: Karen Goaziou

Zoning Inspector: Todd Bickley

Motion to approve May meeting minutes by McCann, 2nd by Michaels. All in favor-yes.

Motion to approve May public hearing minutes by Duggan, 2nd by Michaels. All in favor-yes

New Business:

Application# 051717 – 560 Langram Road – applicant, Amy Huston, is applying for a lot split at 560 Langram Road.

Discussion took place the application and drawings. Legal description was not submitted for lot A or B.

Motion to approve lot split with legal description of lot A and B submitted prior to July meeting by McCann, 2nd by Duggan. McCann-yes, Duggan-yes, Michaels-yes, Boyles-yes. Motion carried.

Application# 051517 – 459 Langram – applicant, Jeremy Berman, is applying for a new construction building permit.

Poggemeyer had reviewed the application. Mr. Berman spoke regarding his project. Poggemeyer has showing less than one acre. Variance for less than an acre. Mr. Berman provided the data for the parcel and it is more than an acre. Poggemeyer was concerned about 20 to 25 foot roadway. Mr. Bickley stated under special use for c2 there is nothing regarding a driveway in the ordinances. Mr. Berman spoke that he meets setbacks. 35 feet for front yard, 34.6 feet for rear yard. The property will have a historical theme, will fit in with Banyon Cove 1 and other properties. Mr. Berman spoke of the catch basin. One catch basin is there now. Will be putting in a second catch basin. The storm system can't keep up from the village. The more people tie into it might begin to flow over. Mr. Boyles would like some time to review Poggemeyer's submission.

Motion for a public hearing on July 3rd at 11:00am for a special use permit for 459 Langram Road by Boyles, 2nd Duggan. Boyles-yes, Michaels-yes, Duggan-yes, McCann-yes. Motion carried.

Application# 050317 – Lot 5 Main St., applicant, Bernard McCann, is applying for a fence permit.

Mr. Boyles property is all commercial and will need to be sent to Poggemeyer. Discussion took place on whether fence permits will go to Poggemeyer.

Motion to table until next month following Poggemeyer's review by Boyles, 2nd by Duggan Michaels-yes, Boyles-yes, McCann-abstain, Duggan-yes. Motion carried.

Application# 053017-361 Bayview Ave, applicant, David Hill, is applying for a remodeling permit to add a garage door.

Mr. Boyles asked if he is required to have a garage door. Mr. Hill spoke that there is a window there now. Mr. Bickley, doesn't need a permit. Mr. Boyles, he isn't changing use or adding square footage.

A permit is not needed.

Old Business:

None

Public Participation:

Mr. Fitzgerald spoke that his sewer and plumbing are not that great. Mr. Fitzgerald wants to know if special use permit would be used for dorms. His property is c1. Not sure about where parking should be or what is needed of parking. Discussion of easement took place, it is both private and public and runs through property lines. Mr. Boyles stated it would have to be vacated. Mr. Bickley answered his questions - is not needed to rezone. Parking for employee housing or dorm. 1 parking space, per 3 sleeping beds. May need to reapply for special use permit. Set back is set for 15 feet. Can't meet the requirements will need a variance.

Zoning Manual:

Discussion of subdivision section of zoning manual. Mr. Wilber stated there is a subdivision section. Page 51 of zoning manual is a mistake 1 rental room is special use.

Inspector's Report:

Letter to Carl Krueger regarding employee housing on Chapman Road.

Letter to Josh/Tim Niese regarding finishing the stage project at T&J's.

Not response yet.

Mr. Boyles has a problem with Mr. Krueger's front yard being gravel and parking spots. Mr. Boyles stated what he applied to planning commission is not what was provided to the county. Parking spots were to be in the back of the property.

Complaints/Observations:

Bier garden on Hartford needs a fence permit. Liquor department said they need a fence. Mrs. Mary Pepe will be sent a reminder letter.

Reel bar pillars could not be removed. Mr. Bickley would like to know how to continue. Mr. Boyles if it is removable do we have say so over it. Mr. McCann asked about this in original meeting regarding liquor control. Mr. Boyles do we have say so over it if over 36 inches and removable. Is it still a structure? Mr. Bickley states it is in violation if it exceeds 36 inches.

Motion to send the Reel Bar a letter that their structure exceeds the highest limits of their permitted use by Boyles, 2nd by McCann. Duggan-yes, McCann-yes, Boyles-yes, Michaels-yes.

Islander Inn – sand volley ball court, a net that goes around the property. Is it a fence? Needs a fence permit and a variance for height.

Home next to Carl Krueger's has started to pour foundation. It had been approved, but permit was not signed. It was when Mr. Sneller was no longer the zoning inspector. Concern of parking in his front yard. Plans submitted showed garage in the back with parking in the back.

Mr. Michaels asked if the Anchor Inn will have an inspection since they are renting and check parking. Mr. Bickley asked for the clerk to provide him with the plans. Ms. Duggan asked if anything ever happened with the back building. Mr. Boyles stated nothing in zoning manual that said they can't put in shower.

Mr. Michaels brought up the bus on Erie St being parked in the parking lot with someone living in it with a pet possibly. What can be done? This is a police department issue.

Mr. Michaels is parking allowed in front of the Massie property which is now owned by Mr. Gatewood. Mr. Boyles said parking has been in front of the house for ages, prior to zoning manual. Mr. Michaels stated when he applied to park in the front of his property he was denied. Feels he should have been grandfathered in as well.

Legal:

Nothing

Motion to adjourn by McCann, 2nd by Duggan. All in favor-yes.

Meeting adjourned at 12:31pm.

Village of Put-in-Bay Planning Commission

P.O. Box 481, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – July 3, 2017

Regular Meeting

Roll Call 12:00pm

Members Present: Mack McCann, DeeDee Duggan, Nick Michael

Zoning Clerk: Karen Goaziou

Zoning Inspector: Todd Bickley

Motion to approve June meeting minutes by Duggan, 2nd by Michael. All in favor-yes.

New Business:

Application #051517 – S – 459 Langram Road – applicant, Jeremy Berman, is applying for a special use variance for 6 condos.

No further discussion.

Motion to conditionally approve the special use permit with a 30 day rental condition and a 700sqft condo by McCann, 2nd by Duggan.

Michael - yes, McCann – yes, Duggan – yes. Motion approved.

Application # 061917 – V – 72 Chapman Road – applicant, Carl Krueger, is applying for a set back variance of 10 feet in front yard and 19 feet in back, reduced parking and green space in front of building.

Discussion took place on parking. Mr. Lemon asked if a variance can be submitted for front parking. All the other properties back in front. Mr. Bickley suggested for the neighbors to put in writing that they are not opposed to parking in front.

Motion to table until August meeting for parking issues by McCann, 2nd by Duggan.

Michael – yes, Duggan – yes, McCann – yes. Motion carried.

Application #062617- 220 N Toledo Ave. – applicant, Bob Gatewood, is applying for a change of use permit.

Confusion over why applicant would need a change of use permit. The chairman, Tip Boyles, was not present to clarify reason for change of use permit. Mr. Gatewood's business license had been approved for rentals.

Motion to table until August meeting by McCann, 2nd by Duggan. All in favor – yes

Application #060617 – 218 Hartford – applicant, Mary McCann, is applying for a fence permit at the Bier Garden.

Poggemeyers review had just been given to the members at the meeting. Mr. McCann stated he had a conflict of interest. The fence was needed for a liquor department the building department has approved it.

Due to a conflict of interest with a committee member and a committee member absent from, the committee is unable to vote.

Motion to table until August meeting by Duggan, 2nd by Michael. All in favor – yes.

Application #053017 – Lot 5 Main St – the applicant, Bernard McCann, is applying for a fence permit.

Poggemeyers review was distributed at the meeting.

Mr. McCann removed himself from the committee while discussion took place.

Mr. McCann stated that zoning approached dumpsters last year. The fence will be wooden, white, with double doors, and 7 feet high.

Due to conflict of interest of committee member and a committee member being absent, the committee is unable to vote.

Motion to table until August meeting by Duggan, 2nd by Michael. All in favor – yes.

Application #051717-560 Langram, the applicant, Amy Huston, is applying for a split lot.

Mr. Bickley stated all requirements were met.

Motion to approve the lot split at 560 Langram Road by Duggan, 2nd by Michael. All in favor - yes.

Public Participation

Mr. Huston has heard the property on the corner of Concord and Langram is supposedly going to be retail. It is residential and he would like to be notified if anything happens.

Mr. Bickley said to contact Mark or Amy at the county engineer to find out what the property is zoned.

Mrs. Niese would like to know what happens if they build and don't apply for a variance. Is there a penalty? Mr. Bickley stated there would be penalties if they didn't come to code.

Inspector's Report

Anchor Inn – looks nice, needs to look at application but so far appears to be in compliance.

Bier Garden – still needs to investigate

Firetruck bar – certification of completion

Ms. Duggan asked if the liquor department requires a fence. Mr. Riddle stated liquor department was here and will determine if the bar needs anything else. It is in compliance with the health department.

Observations

Ms. Goaziou went over the discrepancies found in anchor inn's billing and variances from 2015 and 2016. Mr. Michael looked over the variances and minutes from the meeting where the project was discussed. The variance applications the zoning inspector at the time told them they would need were not what was needed and all 3 of them were withdrawn.

Motion to approve a refund of up to \$600.00 once clerk is finished with entire investigation by Duggan, 2nd by McCann. All in favor – yes.

Motion to adjourn by McCann, 2nd by Duggan. All in favor – yes

Meeting adjourned at 12:58pm

Village of Put-in-Bay Planning Commission

P.O. Box 481, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Public Hearing Minutes – July 3, 2017

Public Hearing

Application # 051517- S – 459 Langram Road -applicant, Jeremy Berman, is applying for a special use permit for 6 condos.

Roll Call 11:03am

Members Present: Mack McCann, DeeDee Duggan, Nick Michaels

Zoning Clerk: Karen Goaziou

Zoning Inspector: Todd Bickley

Mr. Berman spoke regarding his project. He would like to rent the condos yearly. The need for garage/condos would make it financially feasible.

Mr. Huston has a concern about rentals only. Mr. Huston stated Banyon Cove 1 has already been renting out.

Mr. Berman stated weekly rental is being with dealt with by the homeowner's association board. \$1000.00 a night fine for weekly renting. If the owner does not pay the fine, the property will have a lien against it. The legal description for Mr. Berman's project will have the same as Banyon Cove 1. No less than 30 day rental. It is not his intention to have it as a weekly rental.

Mr. Bickley asked if anyone is interested in living in it year round. Mr. Berman stated he does have a few people interested in year round rental. Mr. Bickley asked to see a copy of the bi-laws. Mr. Berman will be emailing it to Ms. Goaziou.

Mr. Bickley asked how big are the condos. Mr. Berman stated 700 sq ft, 1400 sq ft with te garages. They are two bedroom condos. 40 feet of the grass will be green space.

Discussion took place on size of condos being 700 sq ft vs 720 sq ft. Board can decide and vote on it.

Review took place of finding of facts.

Motion to adjourn by Duggan, 2nd by Michaels. All in favor – yes

Hearing adjourned at 11:28am.

Public Hearing

Application #061917- V – Chapman Road, applicant, Carl Krueger, is applying for a setback variance for reduction of front yard to 10 feet and rear yard set back to 19 feet.

Roll Call 11:30am

Members Present: Mack McCann, DeeDee Duggan, Nick Michaels

Zoning Clerk: Karen Goaziou

Zoning Inspector: Todd Bickley

Mr. Krueger spoke about the fact that the architect put on the balconies and porch which extended the set back to 10 feet. Mr. Bickley commented that the porch was out further than what appeared on original drawings. 8 sleeping rooms and 3 parking spaces would need to be approved. Where is the parking?

Mr. Krueger stated parking will be in the back. The adjacent property has 3 parking spots with 19-foot sections.

Mr. Paul Lemon spoke regarding needing special use permit. Mr. Lemon also stated no notice was given. Mr. Lemon read the ordinances he felt the variance should fall under. Mr. Lemon also stated that one night at 3am a golf cart got stuck in the mud and left its reverse signal on and woke up guests. This is just one of the reasons why he won't allow access to his property. Mr. Lemon also spoke with Dave (construction crew) in the fall early in the construction and let him know the drive way could only be used during construction. Mr. Lemon doesn't care what the property is called he just wanted to present the facts.

Mr. Bickley asked if there were any other questions and went over the finding of facts.

Motion to adjourn by Duggan, 2nd by Michaels. All in favor – yes

Hearing adjourned at 11:55am.

Village of Put-in-Bay Planning Commission

P.O. Box 481, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – August 7, 2017

Regular Meeting

Roll Call 11:05am

Members Present: Mack McCann, DeeDee Duggan, Nick Michael

Zoning Clerk: Karen Goaziou

Zoning Inspector: Todd Bickley

Motion to approve July regular meeting minutes by McCann, 2nd by Michael. All in favor-yes.
(Mr. Boyles absent from July meeting)

Motion to approve July public hearing minutes by McCann, 2nd by Duggan. All in favor-yes
(Mr. Boyles absent from July public hearing)

New Business:

None

Old Business:

Application # 061917 – V – 72 Chapman Road – applicant, Carl Krueger, is applying for a set back variance of 10 feet in front yard and 19 feet in back, reduced parking and green space in front of building.

Mr. Boyles asked where are the three parking spots going to be located. Mr. Krueger asked Ms. Goaziou if she had received any letters. Ms. Goaziou read the letter from Mr. Pfahher giving Mr. Krueger permission to use his property. Mr. Wilber stated a legal document would be needed to give permission to Mr. Krueger. Mr. Bickley stated Mr. Krueger had anticipated using the easement in the back and then found out it is not an easement and he isn't able to use it.

Mr. Boyles discussed the property being employee housing and that it would follow those zoning ordinances. Mr. Boyles stated the planning commission board didn't get paperwork, blueprints, drawings, and variance application that were needed to build.

Figure out parking problem, 19 foot from step or roof? Spot must be 9 feet wide. Distance is 10 feet from the post. Total is 19 foot 4 inches. Does not have steps off the back porch. Only the side porch has steps.

Ms. Duggan asked if he says he can get legal documentation why don't we wait and vote on it at that time.

Motion to table parking issue until legal document stating access is submitted by Dugan, 2nd by McCann. All in favor-yes. Motion approved.

Application #062617- 220 N Toledo Ave. – applicant, Bob Gatewood, is applying for a change of use permit.

Mr. Gatewood was not in attendance. Mr. Boyles was under the impression Mr. Gatewood would be using the property for employee housing and he would need a change of use permit.

There was no mention of employee housing from Mr. Gatewood at previous meeting. He only talked about golf carts.

Mr. Gatewood's payment will be held until the permit is approved.

Tabled until Mr. Boyles talks to Mr. Gatewood.

Application #060617 – 218 Hartford – applicant, Mary McCann, is applying for a fence permit at the Bier Garden.

Motion to approve fence permit by Boyles, 2nd by Duggan. Boyles-yes, Duggan-yes, Michael-yes, McCann-abstain. Motion approved.

Application #053017 – Lot 5 Main St – the applicant, Bernard McCann, is applying for a fence permit.

Motion to approve fence permit by Boyles, 2nd by Duggan. Duggan-yes, Boyles-yes, Michael-yes. Motion approved.

Public Participation

Mr. Fitzgerald discussed project and showed drawings of employee housing and laundry facilities that he wants to build at 495 Catawba Ave. Employee housing, golf cart parking in the back (15 feet), double stairs, and front variances, mechanical/laundry in the front and manager suites. It will have a basement, 1st and 2nd. All employee housing.

There are issues with alley-easement in the back of property. Mr. Fitzgerald can't find documentation if the Village owns it. It is not on his deed. When he bought the property, it was all trees. He doesn't stop anyone from going through the alley. Zoning doesn't have a say in easement issues with the Village.

Mr. Bickley let Mr. Fitzgerald know he should apply for a special use and variance so it could be taken care of all at one meeting.

Mr. Berman dropped off a copy of language of the property owner association for his new condos. It is not yet filed with the court.

Mr. Cerny the Banyon Cove property owner association member would like to know what is going on with path/easement for golf carts. Mr. Mathys has it blocked and says it's on his property.

Mr. Boyles said this is issue between Banyon Cover, Niese, and Mathys. The Planning Commission wouldn't have a say as it doesn't fall under zoning. Suggested for Mr. Cerny to go to council meeting.

Zoning Manual Revisions:

Mr. Boyles has begun to look at dumpster ordinance. Mr. Bickley said he would help to look them over as well.

Observations

A golf cart is on top of Boat House golf cart rental building. Is it considered a sign?

Lovella is extending roof. Needs an application.

John Murphy was sent a letter and hasn't responded.

Does a fence need to be included in a Poggemeyer review? Take a month to decide, send a revision to council.

Motion to adjourn by Duggan, 2nd by Michael. All in favor-yes. Motion approved.

Meeting Adjourned at 11:59am.

Village of Put-in-Bay Planning Commission

P.O. Box 481, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Public Hearing Minutes – September 18, 2017

Public Hearing 11:05am

Application # 082317 – SU – 495 Catawba Ave. application for special use permit for employee housing.

Members Present: Mack McCann, DeeDee Duggan, Nick Michael, Tips Boyles

Zoning Clerk: Karen Goaziou

Zoning Inspector: Todd Bickley

Mr. Fitzgerald spoke about the project. Mr. Fitzgerald said the biggest question has been about how it will look. It will match the Victory station next store with brick up the side of the building. The building will be 18 units, with a manager suite, a laundry facility (open to the public) and green space for picnic tables.

Drainage going down near the historical society past the reel bar. During heavy rains, it is flooded. Victory and Victory golf cart drain to the street. Mr. Fitzgerald is not sure where the water currently goes on the property, possibly a cavern. Due to the alley way being extremely low the back of the property will need to be built up.

What happens to property in the back. Will it drain to the street? Suggested to put in another pumping station. Alley way has always been a problem.

Hotel next door is built to the property line in the back and never applied for a variance.

A car could not be driven down the alleyway. It used to be all trees.

Mr. Fitzgerald said his attorney was supposed to send a letter to Mr. Wilber asking for abandonment of the property. Discussed an incident that took place where a girl had an accident and it was on Village property, which is an issue. Carl's group, Reel Bar, and the Forge all come out through the alleyway. Lots of traffic.

The house has already been used as housing.

Mr. Michael asked about parking spaces. Mr. Fitzgerald said he can have more parking spaces if needed. One parking spot for up to 3 rooms. Hoping to only have 2 people per room.

Window units in the basement for fire are noted on the plans.

Mr. Wilber spoke on historical purposes regarding the alley. Proposal made at that time, Village would entertain vacating the alleyway, if easement was provided to the corner of the street. It

wasn't ever formalized. Mr. Fitzgerald doesn't mind doing it at all. It depends on how far Village would want it to go across. It's only 10 feet.

This alleyway floods everywhere, historical society, building next to it. Figure out somehow how to pump it to the street.

Mr. Ladd is concerned of the increase in safety and vehicle traffic. Noise and traffic going in and out of property. Majority of traffic enters from behind the brewery and goes out at victory station.

Discussion on alleyway. If Mr. Fitzgerald blocks it off, it becomes useless to everyone. The reel bar has two of his parking spots already. He doesn't want cars coming in and going out. It would be a safety issue.

Ms. Duggan there are 5 units and 3 floors. Mr. Fitzgerald corrected and said 6 units and 3 floors. They are 12X26, the size of a hotel room and everyone will have their own bathroom. Where will they eat? In their rooms, they will have a refrigerator and microwave. 17 units total. Up to 4 per unit, 68 people could potentially live there. Behind Ms. Duggan's, Booker's have between 80 and 100 people there. How long can laundry mat stay open? Something to consider. Mr. Fitzgerald says he would think during the day only. If the laundry mat is an issue, Mr. Fitzgerald says he doesn't have to put it in. He has been asked by others for a laundry facility.

16 people live there now. Plans to be 2 people per room. Currently houses 38 employees throughout the island.

Mr. Michael suggested putting restrictions/conditions on how many people per room. Ordinance does say up to 4 people can be housed per unit.

Ms. Shork hasn't seen plans and thought it would be just an addition to the building. The noise does concern her. The water goes on her property. Mr. Fitzgerald is putting in drainage to go to the road. She is not pleased with it. The Village is no longer residential, forcing people out of the Village. She thinks it's a shame and wants it to be known.

Ms. Duggan spoke again regarding the concern of noise.

Mr. Boyles spoke that we heard the concerns on noise, traffic, and drainage issues. 1288.04 Special Use permit, states that conditions can be put on how people are in the housing units. Call police to have a record of noise problems. It can then be brought to the attention of the zoning commission and permit can be revoked.

Close hearing at 11:45am.

Village of Put-in-Bay Planning Commission

P.O. Box 481, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – September 18, 2017

Regular Meeting

Roll Call 11:47am

Members Present: Mack McCann, DeeDee Duggan, Nick Michael

Zoning Clerk: Karen Goaziou

Zoning Inspector: Todd Bickley

Motion to approve August regular meeting minutes by McCann, 2nd by Michael. All in favor-yes.

New Business:

Application# 082317 – V- 495 Catawba Ave., applicant, Ed Fitzgerald, is applying for a variance to have zero distance from alley through property.

Mr. McCann asked where to address the easement issue. Mr. Boyles said it would go to council. Zoning doesn't have authority over the alley way. Mr. Bickley states it should be worked out with council and Mr. Fitzgerald, not a zoning issue. The easement changes the property lines and he would no longer need a variance.

Mr. Fitzgerald said he would put it in writing today if needed. He doesn't want to block it off. He would give at least a 10ft easement.

Mr. Boyles suggested giving the easement paperwork to the Village before the next Council meeting and tabling it. Mr. Fitzgerald concern is council taking too long to make a decision and he loses valuable time to build during the season.

Mr. Boyles asked if the village agrees to alleyway vacation would he build a bigger building. Mr. Fitzgerald said no. The building will not change.

Motion to approve variance with an agreement with easement by McCann, 2nd by Boyles. Boyles-yes, McCann-yes, Michael-yes, Duggan-abstain. Motion approved.

Application#082317 – SU -495 Catawba Ave, applicant, Ed Fitzgerald, is applying for a special use permit for dorm housing.

Mr. Boyles stated that he read his ordinance earlier that says the zoning committee can dictate conditional uses.

Mr. Boyles would like a requirement of no more than 2 people per room and a 7 foot fence on both the back and side of property for sound barrier.

Motion to approve dorm housing with the conditions that no more than 2 people per room and a 7 foot fence for side and back property by Boyles, 2nd by McCann. Boyles-yes, Michael-yes, Duggan – abstain, McCann-yes. Motion approved.

Application#090117 – 258 Delaware Ave., applicant, Daniel Lavine, is applying for a permit to extend an awning on existing awing.

Mr. Boyles stated the first thing he would need to do is apply for a variance because it is over 3 feet, with 15 foot at the front property line.

Mr. Michael commented on the fire truck bar and what was the distance of the front yard. It was allowed the distance because of the already existing building. If the awning was already existing, that set back would be used.

Motion to approve the permit to extend awning by McCann, 2nd by Michael. Michael-yes, Boyles-yes, McCann-yes, Duggan-yes.

Application#090117 – 323 East Point Road, applicant, John Murphy, is applying for a 5 foot fence permit.

This is for the fence that was already built on property and is too close to the road and built without a permit. Mr. Boyles said fence looks nice, however he did it with no green space, no permit, no distance from the road, too high (to the light post). Mr. Murphy was not in attendance. He would have to apply for a lot of variances. A height and distance variance. And green space is a concern. There was grass prior to building the fence. Also, send a copy of the fence ordinance. It's possibly Mr. Murphy might own the property next to it as well. Permit is denied. Mr. Murphy will need to apply for various variances. Mr. Bickley will send a letter regarding the denial and what variances are needed.

Application#090117 – 426 Loraine Ave. – applicant, Jamie Scher and Jane McAllister, are applying for a 6 foot fence permit.

The fence will be put in on the south side of the property line between their property and Mr. Matthys's property. 75 feet from the 110 foot property line. Six foot high.

Motion to approve fence permit by Boyles, 2nd by Michael. Boyles-yes, Michael-yes, Duggan-yes, McCann-abstain. Motion approved.

Old Business

Application # 061917 – V – 72 Chapman Road – applicant, Carl Krueger, is applying for a set back variance of 10 feet in front yard and 19 feet in back, reduced parking and green space in front of building.

Variance application was tabled from the last two meetings. Waiting on a legal contract between Carl and neighboring property regarding an easement. Mr. Krueger had a legal contract drawn up and felt it was too much to ask of his neighbor. He is requesting variance for 2 parking spots in the front and one golf cart parking spot in back, instead of the easement. He does have letters from neighbors in favor of this parking. The other properties also have parking in front.

A parking spot must be 20 feet deep. Mr. Riddle said he has all the measurements of the streets in the Village. Mr. Krueger stated he could put in parallel parking. It would be tough to enforce.

Mr. Krueger is changing his variance request to 2 parking spots in front and 1 parking spot in back. He will need to start all over again with his variance application.

Mr. Krueger is also asking for a variance for front and back yard set-backs.

Discussion took place on building permit and whether it was approved.

Mr. Boyles would like to talk to Mr. Wilber for clarification. Mr. Boyles would like to table it.

Motion tabled.

Application#062617 – 222 N. Toledo Ave – applicant, Bob Gatewood, is applying for a change of use permit.

Application was withdrawn.

Public Participation

Mr. Ohlemacher discussed the golf cart path between his property, Mr. Mathys's property, and the Village property. Concrete is going to be poured on Wednesday for parking and they would like to pour concrete on the golf cart path. Mr. Fred Cerny had a conversation with Mr. Wilber and Mr. McCann said the Village would not pay for it and had no objection for it.

There was a copy of the easement given to council members from Mr. Cerny at the last council meeting. Post have been put up to block the easement by Mr. Mathys.

Mr. Boyles doesn't feel this is a zoning issue and can't authorize on behalf of council.

Mr. McCann said they should have something from Wilber and it should be ok.

Ms. Goaziou asked Mr. Ohlemacher and Mr. Cerny to give a copy of letter Mr. Wilber gives to them concerning the pouring of concrete on the easement to have for the council's files.

Suggestion was for their attorneys to draft an agreement and send it to Mr. Wilber. It might speed up the process.

Inspector's Report

228 Ibis – all the setbacks have been meet. Residential property.

Certification of Completions – Joey Wolfe and Tim Niese.

Wants to talk about the Reel bar at the next meeting.

Two single family homes

The Chapman home is done and appeared to be done appropriately.

The Columbus home still in construction. The adjacent property owners fence is on the wrong side of the property.

Motion to adjourn by McCann, 2nd by Duggan. All in favor-yes. Motion carried.

Meeting Adjourned at 12:50pm.

Village of Put-in-Bay Planning Commission

P.O. Box 481, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – October 2, 2017

Regular Meeting

Roll Call 11:05am

Members Present: Mack McCann, DeeDee Duggan, Nick Michael, Tip Boyles

Zoning Clerk: Karen Goaziou

Zoning Inspector: Todd Bickley

Motion to approve September regular meeting minutes by Duggan, 2nd by Michael. Amend 3rd page in public participation to say pouring of concrete. All in favor-yes.

Old Business

Application # 061917 – V – 72 Chapman Road – applicant, Carl Krueger, is applying for a set back variance of 10 feet in front yard and 19 feet in back, reduced parking and green space in front of building.

The property was approved as commercial space and parking required is 10 based on 1 spot per 400 sq. feet. Mr. Krueger is asking to go from 15 feet to 10 feet in the front yard, 25 feet to 19 feet in the back yard. Parallel parking in the front was discussed at a previous meeting. Mr. Bickley had an old drawing with 6 parking spots in the back and 2 spots in the side yard. Mr. Boyles asked if a title search had been done to be sure Mr. Krueger didn't have access to the back road. Mr. Krueger has not had a title search done, remembers it being in court in the past. The porch structure is the only thing in the 15-foot set back.

Motion to approve roof on front porch by Duggan, 2nd by McCann. Duggan-yes, Boyles-no, McCann-yes, Michael-yes. Motion carried.

If the set back is changed from 25 feet to 19 feet in the back, there will not be enough space for parking spots. Parking spots need to be 20 feet. Cars park in front and back now. On average there are 3 cars parked. There are 4 apartments, each apartment should have at least one parking spot, at least 4 cars. Mr. McCann would like to look at the back yard for a reduction of 6 feet. The lot size is 100x60.

Motion to continue to Monday, November 6th meeting to look at back yard by McCann, 2nd by Boyles

Duggan-yes, Michael-yes, McCann-yes, Boyles-yes. Motion carried.

Discussion took place on the reduction of parking spaces. No action was taken.

Inspector's Report

Letter has been sent to John Murphy on denial of application.

Letter sent to Mary McCann regarding golf cart on top of building.

Letter sent to Tim Niese regarding piano stage with roof – has not heard anything.

Approval of screen enclosure at Ibis Road.

Chapman Ave property measures according to drawing.

Columbus Ave property measures according to drawing.

Legal

Discussion on vacating the alley behind Reel Bar. This information has been forwarded to the clerk.

Motion to adjourn McCann, 2nd by Michael. All in favor-yes

Meeting adjourned at 11:57am.

Village of Put-in-Bay Planning Commission

P.O. Box 481, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Public Hearing Minutes – September 18, 2017

Public Hearing 11:45am

Application # 082317 – V- 495 Catawba Ave – applicant, Ed Fitzgerald, is applying for a variance to building up to property line

Members Present: Mack McCann, DeeDee Duggan, Nick Michaels, Tip Boyles

Zoning Clerk: Karen Goaziou

Zoning Inspector: Todd Bickley

Ms. Shork discussed the building coming closer to her property. More headlights. Mr. Fitzgerald owns land on both sides of easement. Mr. Boyles suggests Mr. Fitzgerald get together with the Village regarding the alleyway.

Requirements can stipulate building a fence between properties for noise.

Mr. Fitzgerald spoke about parking. On his plans, he put it in to show the parking. He would need a variance permit to allow for golf cart parking. He is required one space per 3 rooms.

Hearing closed at 11:47am.

Hearing closed at 11:47am.

Village of Put-in-Bay Planning Commission

P.O. Box 481, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – January 3, 2017

Roll Call 11:21am

Members Present: Nick Michael, Tip Boyles, Jessica Dress-in place of Mayor McCann

Zoning Clerk: Karen Goaziou

Zoning Inspector: Todd Bickley

Zoning Solicitor: Aimee Lane

Motion to approve November regular meeting minutes by Boyles, 2nd by Michael. All in favor-yes

Old Business:

Application #112717-258 Delaware Ave – applicant, Daniel Levine, is applying for a permit for a lot split at 258 Delaware Ave.

Discussion took place regarding the easement. The Survey doesn't say where the easement is placed. The easement is not on Levine's property it is part of the Fitzgerald property.

Motion to accept lot split by Boyles, 2nd by Duggan. Michael-yes, Boyles-yes, Dress-yes

Application #111517-349 Dollar Ave. – applicant, Tracy Schork, is applying for a zoning amendment to rezone the property from c1 to c2.

Table until February meeting for a quorum.

Application #061917 – V 72 Chapman – applicant, Carl Krueger, is applying for a setback variance permit for reduce front yard setback to 10 feet and rear yard setback to 19 feet. 3 Parking spots required in rear of building and green space provided in front of building.

Four parking spaces were provided on a drawing of the property. A utility pole sits where one of the parking spots is drawn. Angled parking to the make the 20 feet. The four parking spots are in the front yard. 9 feet by 20 feet is one parking spot size. Building is overbuilt. Technically, 10 spots are needed. Cottages nearby with parking in the front are built further back from the road. Possibly removing the decks would create parking. The road is in the Township and the

property is in the Village. Suggestion was made that the applicant have a sit down with legal, member of board, inspector. The certificate of completion has been denied.

Table until February meeting.

Application #103117 – 323 East Point Blvd – Variance – applicant, John Murphy, is applying for a variance for a 5-foot fence in front yard

Table until February meeting.

Public Participation
None

Zoning Manual Revisions
Employee housing/dorm

Use a separate definition of dorm. Remove emp. housing and only use dorm- hotel used for employees. Dorm would need a special use.

Zoning Inspector
None

Legal
ADA – do not need it in a zoning manual.

Complaints/Observations
Fox's dock new patio – Sharon Duggan/Marv Booker

Motion to adjourn by Dress, 2nd by Michael All in favor-yes

Meeting Adjourned at 12:20pm

Village of Put-in-Bay Planning Commission

P.O. Box 481, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – February 14, 2018

Roll Call 11:07am

Members Present: Nick Michael, Tip Boyles, Mack McCann, Ty Winchester

Zoning Clerk: Karen Goaziou

Zoning Inspector: Todd Bickley

Zoning Solicitor: Aimee Lane

Recommended by Mayor McCann for Ty Winchester to be an alternate Planning Commission Member.

Oath was administered to Mr. Winchester.

Motion to approve January regular meeting minutes by Winchester, 2nd by McCann. All in favor-yes

Nominations for 2018 Planning Commission Members by McCann, 2nd by Michael

Chairperson – Mr. Boyles

V. Chairperson – Mr. Michael

Secretary – Ms. Goaziou

Winchester -yes, McCann -yes, Michael -yes, Boyles -yes.

New Business:

Application #012318-204 Hartford Ave., applicant, Mary McCann, is applying for a remodeling permit to remove existing ramp, steps, and platform to construct a new larger deck, ramp, and stairs.

Mr. McCann spoke on behalf of Ms. McCann. The construction last year made the bank atm inaccessible for ADA. The remodel would consist of raising the whole deck and make it into one. The ramp is causing the ADA issue for the bank atm. The right-of-way will not be compromised.

Mr. McCann has recused himself from voting. Mr. McCann is speaking on behalf of Ms. McCann.

Discussion took place on Mr. Winchester possibly having a conflict. It was determined by legal there is not a concern.

Mr. McCann is to inform Ms. McCann an application is needed for the golf cart on top of the golf cart rental booth. It may need a variance.

Motion to approve application by Michael, 2nd by Boyles. Winchester -yes, Michael -yes, Boyles -yes. Motion carried.

Application #020618 – 239 Bayview Ave., applicant, Sharon Duggan, is applying for a new construction for new pavilion that already exists. The old pavilion was torn down and replaced with a new pavilion. Discussion took place on how people build something prior to approval. In the township, the cost is doubled. Planning Commission will have legal draw up an ordinance.

Motion to accept application by Michael, 2nd by McCann. Boyles -yes, Winchester -yes, McCann -yes, Michael -yes. Motion carried.

Application #020618-133 Sybil Road, application, Karen Ahner, is applying for a special use permit for a vacation rental.

This application has been withdrawn. Applicant does not want to upset neighbors. Check is to be returned once it is received.

Old Business:

Application #111517-349 Dollar Ave. – applicant, Tracy Schork, is applying for a zoning amendment to rezone the property from c1 to c2.

Legal reminded the Commission the planning commission makes a recommendation to the council. The Commission is to look at the proposed change in terms of public necessity, will it change the effect of neighborhood, general welfare, and good zoning practices. Look at uses of surrounding properties. Properties surrounding are c1, the corner of Catawba and Dollar is c2.

Ms. Schork's original plans were to remodel, the changes that the neighbors were going to make are not desirable to live in the area anymore. Has a potential who is interested in leasing the property. C2 would have more of an opportunity. State law that a liquor permit can only be within so many feet of the school.

Mrs. Tristler is a surrounding neighbor at 374 Dollar Ave. It is a residential street. Most residents who own a business live in it. Concerned the complexion of the neighborhood would change and does not want their neighborhood to become like Loraine Ave. Village would lose residents/voters. Both Mr. Bodenbender and Mr. Michael have both applied for c2 in the past and been denied. She would like to see the property stay c1.

Mr. Michael corrected Mrs. Tristler, his application was withdrawn for a c2 because of lots of unhappy people. They are one of three families still living in the neighborhood and doesn't want it to be zoned c2.

The next step is to recommend to council.

Recommend to Council to deny the C2 application by McCann, 2nd Winchester.

Council will still have to have a hearing. Reasons stated to deny were concerns of turning into a bar, most property is c1 and they are still able to operate a business. Property owner is not necessarily entitled to the largest profit as long as there is a viable use.

Boyles -yes, Michael -abstain, Winchester -yes, McCann -yes. Recommendation carried.

Application #103117 – 323 East Point Blvd – Variance – applicant, John Murphy, is applying for a variance for a 5-foot fence in front yard

Table until further issues resolved. Mr. Murphy has until April 23, 2018 to submit a survey. A letter was sent certified mail. A variance hearing did not take place due to discrepancy with his application.

Application #061917 – V 72 Chapman – applicant, Carl Krueger, is applying for a setback variance permit for reduce front yard setback to 10 feet and rear yard setback to 19 feet. 3 parking spots required in rear of building and green space provided in front of building.

A current site plan with 4 spots all in front of property was submitted to the Commission. The 4 spots were not up to code/scale. The utility pole would be in one of the parking space. The utility pole is most likely in the right-a-way. Continue to table and owner doesn't seem to appear. Has not been available to discuss alternate parking. He may be waiting on direction of board. Property owner will need to make some hard choices. Property owner had the built entry ways into the front/back/and side yards which hinders parking.

Two choices: deny the application or approve with 4 spaces and up to owner to comply with 4 spaces on his property.

Motion to accept minimum of 4 parking space, must be 9X20, fit current zoning requirements, and not in the front of the property, must have a dust free hard surface by Boyles, 2nd by McCann.

Michael – no, Winchester -yes, McCann -yes, Boyles -yes. Motion carried.

How long does owner have to comply? 30 days to appeal decision. If owner appealed, it would then go to the court of common pleas. If owner does not appeal, give a specific amount of time to comply. If owner does not comply, Commission would take it to court of common pleas.

Rear yard set back variance. Owner has built into the rear yard set back.

Motion to deny variance by Winchester, 2nd by McCann. McCann -yes, Winchester -yes, Michael -yes, Boyles -yes. Motion carried to deny rear yard set back variance.

Public Participation

None

Zoning Manual Revisions

Draft of amendments to manual. Dormitory -removing employee housing definition. Also add double the fine when owner builds prior to application being approved. Scott Sneller needs to be removed as the zoning inspector on forms.

Zoning Inspector

Legal

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Complaints/Observations

Possible need member next month -Renee Market – citizen seat.

Motion to adjourn by McCann, 2nd by Winchester. All in favor-yes

Meeting Adjourned at 12:09pm

Village of Put-in-Bay Planning Commission

P.O. Box 481, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – March 7, 2018

Roll Call 11:02am

Members Present: Nick Michael, Tip Boyles, Mack McCann

Zoning Clerk: Karen Goaziou

Zoning Inspector: Todd Bickley

Zoning Solicitor: Aimee Lane

Motion to approve February regular meeting minutes by Michael, 2nd by Michael. Michael-yes, Boyles-yes, McCann-yes. Motion carried.

New Business:

Old Business:

Application #103117 – 323 East Point Blvd – Variance – applicant, John Murphy, is applying for a variance for a 5-foot fence in front yard

The board has not received certified mail verification for original letter sent to Mr. Murphy's Put-in-Bay address. Letter to be sent to Kelly & Ferreo with the copy of the original letter.

Application #061917 – V 72 Chapman – applicant, Carl Krueger, is applying for a setback variance permit for reduce front yard setback to 10 feet and rear yard setback to 19 feet. 3 parking spots required in rear of building and green space provided in front of building.

Discussion took place on how to review an area variance. Need facts in your record if you go to appeal and hold an evidentiary hearing. The applicant has 30 days to appeal decision of the board.

The Planning Commission will send a letter of its decision and conclusions of facts to the applicant.

Motion to approve conclusions of facts with amendment to paragraph two by Boyles, 2nd by Michael. McCann-yes, Boyles-yes, Michael-yes. Motion carried.

Public Participation

None

Zoning Manual Revisions

Discussion took place on doubling the fees should an applicant build prior to getting approval from the Village Planning Commission. The code now doesn't provide for penalizing the owner after they build.

Discussion also took place on how much of a deposit should be required for a Poggemeyer review. The Village shouldn't have to suffer from applicant's not paying their fees. \$1000.00 deposit would most likely include all fees and costs. This base fee doesn't seem to be out of place with the Poggemeyer reviews that have taken place in the past.

Motion to recommend amending the code to double the application fee to after the fact application and to have a \$1000.00 deposit required for building permit and Poggemeyer review for commercial property by McCann, 2nd by Boyles. McCann-yes, Boyles-yes, Michael-yes. Motion carried.

Motion to recommend ordinance to council by Michael, 2nd by McCann. McCann-yes, Boyles-yes, Michael-yes.

Zoning Inspector

Legal

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Complaints/Observations

Blu Luna/Harbour Square- do they have a building permit?

Motion to adjourn by Boyles, 2nd by McCann. All in favor-yes

Meeting Adjourned at 11:58am.

Village of Put-in-Bay Planning Commission

P.O. Box 481, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – April 4, 2018 continued to April 11, 2018

April 4, 2018

Roll Call 11:02am

Mack McCann, Nick Michel, Tip Boyles

Members Present: Nick Michael, Tip Boyles, Mack McCann, Renee Market (April 11th meeting)

Zoning Clerk: subbing for clerk, fiscal officer, Kelly Niese

Zoning Inspector: Todd Bickley (April 11th)

Zoning Solicitor: Aimee Lane (April 11th)

Renee Market expressed an interested in joining the board. She will attend the next meeting to be sworn in by Planning Commission solicitor.

Chairman Boyles requested a recess of April 4th meeting until April 11th, due to not enough members to hold a quorum due to the weather. Motion to move meeting to Wednesday, April 11, 2018 by Byles, 2nd by McCann. All in favor -yes

April 11, 2018

Oath of office was given to Renee Market.

Roll Call 1:04 pm

Renee Market, Michael, Boyles, McCann

Motion to approve March regular meeting minutes with changes from solicitor by Boyles, 2nd by McCann. McCann -yes Michael-yes, Market-yes Boyles-yes Motion carried.

New Business:

Application#030618-194 Hartford Ave.- applicant, Mary McCann, is applying for a sign permit for cart on the roof of building.

Mr. McCann was reminded by legal not to discuss this application or if he did he could not vote. Mr. McCann stepped away from the table.

Mr. Boyles asked to table until the board receives measurements of all signs which are not to exceed allowed measurements, 2nd by Michael. Michael-yes, McCann-abstain, Boyles-yes, Market-yes.

Application#031918-185 Toledo Ave. – applicant, Miyo Hristovski, is applying for a patio/canopy permit.

Mr. Hristovski appeared with drawings and application. After talking with engineer, he asked board how zoning works for commercial property. Does applicant submit plans to Poggemeyer? See zoning clerk first to submit application. Applicant should submit plans to Poggemeyer. Review from Poggemeyer will be sent to the board. The zoning manual is available online and through the zoning clerk's office. Mr. Boyles suggested to submit to Poggemeyer as soon as possible to be ready for May 2nd meeting. Mr. Hristovski may want to find out if Roger Miller's permit for signs are still valid. Discussion took place on signs and requirements. Mr. Bickley recommended to table for amendments to keep on the agenda.

Motion to table by Boyles, 2nd by Michael. Boyles-yes, Market-yes, McCann-abstain, Michael-yes.

Application#033018-240 Delaware Ave. – applicant, Bernard McCann, is applying for a fence permit.

The previous application and extension of permit had expired. Mr. Winchester handed out drawings.

Motion to approve the fence permit by Michael, 2nd by Market. Michael-yes, Boyles-yes, McCann-abstain, Market-yes.

Application#033018 – 76 Chapman Ave. – applicant, Paul Lemmon, is applying for a rental room permit.

Discussion took place on where the rental is located. It is zoned R-2 and a permitted use. Motion to approve by Market, 2nd by Michael. Boyles-yes, Market-yes, McCann-yes, Michael-yes

Old Business:

Application#103117 – 323 East Point Blvd – Variance – applicant, John Murphy, is applying for a variance for a 5-foot fence in front yard. - **CONTINUE TO TABLE**

Public Participation

Mr. Winchester would like to know where to go for assistance. He should go to Mr. Bickley. He may want to amend original approved permit.

Mr. Krueger passed around new proposal for parking on his property on Chapman Road. A new updated site plan for review for the next meeting on May 2nd. He will submit bigger plans from architect.

Zoning Manual Revisions

Zoning ordinances have been introduced to council and had a first reading.

Zoning Inspector

Seven Gables- 1st house on water side of shore villas has been in discussions. Owners not yet made determination on what they want to do with house.

Legal

No report

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Complaints/Observations

Motion to adjourn by McCann, 2nd by Michael. All in favor-yes

Meeting Adjourned at 2:03pm.

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes -May 2, 2018

Roll Call: 11:06

Members Present: Mack McCann, Nick Michael, Renee Market, Tip Boyles

Zoning Inspector: Todd Bickley

Zoning Solicitor: Aimee Lane

Zoning Clerk: Karen Goaziou

Motion to approve April minutes by Market, 2nd by Michael. All in favor -yes.

New Business:

Application#042018-185 Toledo Ave., applicant, Miyo Hristovski, is applying for a zoning permit for new/remodel construction.

Discussed Poggemeyer Review. Poggemeyer is just a recommendation in which the board looks at the ordinances and zoning manual. A variance is needed according to the zoning manual for 5 feet 6 inches front yard set back.

Motion for a public hearing set for Monday, May 14th for variance by Boyles, 2nd by Market. Michael-yes, Marker-yes, Boyles-yes, McCann-abstain. Motion carried.

Application#042018-272 Delaware Ave. A,B,and C., applicant, Roger Rhode, is applying for a sign permit.

Discussion took place on what signs were already on the building. Mr. Rhode will provide information on the reminder of the square footage of signage on the building.

Motion to approve list of signs with current measurements if it doesn't exceed 150sq ft. by McCann, 2nd by Boyles. Boyles-yes, Market-yes, Michael-yes, McCann-yes.

Application#042318-183 East Point Blvd., applicant, Ed Pesicka, is applying for a front and side yard set back variance to push new building back 9 feet from existing front yard location.

Mr. Bickley did not approve first application. A variance is needed for front and side yard.

Motion for a public hearing set for Monday, May 14th for variance by Boyles, 2nd by Market. Market-yes, Michael-yes, McCann-yes, Boyles-yes. Motion carried.

Application#042718-340 Doller Ave., applicant, Marv Booker, is applying for a fence permit.

The fence is located on the line property. Both parcels are commercial. It will be a wood fence. Section 1292.04(c) allows for an 8 foot fence on commercial property.

Motion to approve by McCann, 2nd by Boyles. Michael-yes, McCann-yes, Boyles-yes, Market-yes.

Application#050118-500 Catawba Ave., applicant, Joey Wolf, is applying for a sign permit.

Motion to approve by McCann, 2nd by Michael. Boyles-yes, McCann-yes, Market-yes, Michael-yes.
Motion carried.

Application#050318-441Catawba Ave., applicant, Carl Krueger, is applying for a sign permit.

Signage sq. footage with historical billboard would be over the allowable amount in the zoning manual. Planning Commission would like to know the total sq footage with the billboard. If the square footage is over 150 sq feet with the billboard, a variance will be needed.

Motion to approve contingent on 150 sq. feet by Boyles, 2nd Market. Boyles-yes, Michael-yes, Market-yes, McCann-yes.

Motion for a public hearing set for Monday, May 14th for variance by Boyles, 2nd by McCann. McCann-yes, Market-yes, Boyles-yes, Michael-yes. Motion carried.

Old Business:

Motion to amend agenda for application# 090116-Lot 164 by Boyles, 2nd Market. Michael-yes, McCann-yes, Boyles-yes, Market-yes. Motion carried.

Motion to amend agenda to new application by Market, 2nd by Boyles. Market-yes, Michael-yes, McCann-yes, Boyles-yes. Motion carried.

Motion to reconsider amendment to agenda by Boyles, 2nd by Michael. Michael-yes, Boyles-yes, Market-yes, McCann-yes. Motion carried.

Discussion took place on parking. Alley is not the center for the end of the property. Does not have access to the alley. Suggestion was the remove back porch. Motion to approve parking as specified 4 spots, 9X20 by zoning manual code and a hard surface by Boyles, 2nd by Market. Michael-no, Market-yes, Boyles-yes, McCann-yes. Motion to rescind prior motion by Boyles, 2nd by Market. Market-yes, Boyles-yes, McCann-yes, Michael-yes.

Solicitor does not think a new variance would help. The time to pursue an appeal has passed. If the back stoop is removed, the set-back will be correct. It can be brick to allow water to flow. Discussion took place on 1292.01(B) of the zoning manual. Once a picture was shown to the board, it was determined the structure is actually a balcony and fits the zoning manual code.

Motion to approve app#090116 and drawings of parking spots, 9X20, hard surface by Boyles, 2nd Market. Boyles-yes, Market-yes, Michael-no, McCann-yes.

Application#030618-194 Hartford Ave.- applicant, Mary McCann, is applying for a sign permit for cart on the roof of building.

Continue to table application

Application#103117 – 323 East Point Blvd – Variance – applicant, John Murphy, is applying for a variance for a 5-foot fence in front yard.

Motion to un-table application by Boyles, 2nd by McCann. McCann-yes, Michael-yes, Market-yes, Boyles-yes. Motion carried.

Motion for a public hearing set for Monday, May 14th for variance by Boyles, 2nd by Market. Market-yes, Michael-yes, Boyles-yes, McCann-yes. Motion carried.

Motion to adjourn by Boyles, 2nd McCann. All in favor-yes.

Meeting adjourned at 1:06pm.

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes -June 6, 2018

Roll Call: 2:04pm

Members Present: Mack McCann, Jerry Flint, Renee Market, Tip Boyles

Zoning Inspector: Todd Bickley

Zoning Clerk: Karen Goaziou

Motion to approve May meeting minutes by Market, 2nd by Flint. All in favor -yes.

Motion to approve May special hearing minutes by Market, 2nd by Flint. All in favor-yes

New Business:

Discussion took place on the application for a fence to go around the dumpster at the Commodore/Mr.Ed's. The front yard is considered Loraine Ave. A variance will be needed for front yard set-back. Clerk to notify owner.

Old Business:

Application#030618-194 Hartford Ave – applicant, Mary McCann, is applying for a sign permit for golf cart.

The total number of signs for all the establishments are over the maximum by 270 sq feet. Currently, the total amount of sign square footage is 420 sq feet. There are for the signs listed.

Discussion took place on golf cart size. Golf cart square footage totaled 464 sq feet.

All signs were put up without approval of board.

Motion to deny application by Boyles, 2nd by Flint. Market-yes, Flint-yes, Boyles-yes.

Tip will notify owner that a variance will be needed for all signs.

Zoning Manual:

Revisions are on the 3rd reading in Council.

Inspector's Report:

Jan Leitch contacted Todd regarding an application from 2012. It was originally tabled. Refer to legal counsel.

Motion to adjourn by Boyles, 2nd Market. All in favor-yes.

Meeting adjourned at 2:30pm

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes -July 3rd, 2018

Roll Call: 11:05am

Members Present: Jerry Flint, Renee Market, Tip Boyles

Zoning Inspector: Todd Bickley

Zoning Clerk: Karen Goaziou

Motion to approve June meeting minutes by Market, 2nd by Flint. All in favor -yes.

New Business:

Application#061118-272 Delaware Ave. – applicant, Ed Fitzgerald, is applying for a fence permit to go around a dumpster.

Mr. Fitzgerald spoke on behalf of project. Property is to be combined as one as soon as Lovella piece is added to the Commodore. Time frame is unknown as the auditor has to approve it. Catawba and Lorain were considered side yards when they bought it. Discussion took place on what address are on all the parcels. Mr. Fitzgerald is trying to make the dumpster area look better. A variance would be needed to go from a 3-foot fence to a 7-foot fence. 8 feet is the max amount for a commercial fence.

Motion for a variance hearing on August 1st, 2018 at 11am by Market, 2nd by Flint. All in favor-yes.

Application#062918-240 Delaware Ave.- applicant, Bernard McCann, is applying for a patio/deck bar permit.

Ty Winchester spoke on behalf of project. Discussion took place on the uniqueness of the container bar. County considers it a permanent structure. It is considered fire safe and has 4-foot footers with steel plates to hold in place. It adheres to all the zoning manual requirements.

Motion to approve permit by Flint, 2nd by Market. Flint-yes, Market-yes, Boyles-yes.

Old Business:

Application#030618-194 Hartford Ave – applicant, Mary McCann, is applying for a sign permit for golf cart.

Tabled until next meeting

Public Participation

Mr. Fitzgerald discussed a new project to extend the roof above the Green Room. There will be no extension of the patio. It will be put on brick due to safety of the roof line. It will provide a sound barrier. It won't be higher than the existing roof line. Signs will not be needed at this time. Suggestion was made to add total number of the other signs when applying for sign permit.

Zoning Manual Revision:

Boyles discussed rejecting the 3rd reading of parking ordinance which is with council. Some ideas discussed were 50/50 golf cart-car parking, satellite parking, when a business renews a business license they must show parking spots, golf cart business must show a parking spot for each golf cart.

Solicitor discussed dumpster issue. Should they have to have a variance. Dumpsters should be enclosed. Look at dumpster ordinances from other municipalities. Revisit issue.

Discussion took place on Thatch roofs (having too many of them) and their appearance (not appealing).

Inspector's Report:

Motion to adjourn by Boyles, 2nd by Market. All in favor-yes.

Meeting adjourned at 12:05pm.

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – August 8, 2018

Public hearing at 11:05am

Roll Call

Members Present: Jerry Flint, Renee Market, Tip Boyles

Zoning Inspector: Todd Bickley

Zoning Clerk: Karen Goaziou

Application#030618-194 Hartford Ave.- applicant, Mary McCann, is applying for variance to allow golf cart on the roof of building.

No one in attendance to speak on behalf of variance. Discussion took place on the list of signs provided does not match the amount of signage on the property. The total overage of square footage going by the list provided is 314sq feet.

Hearing ended at 11:20pm

Regular Meeting 11:21pm

Roll Call

Members Present: Jerry Flint, Renee Market, Tip Boyles

Zoning Inspector: Todd Bickley

Zoning Clerk: Karen Goaziou

Motion to approve July meeting minutes by Flint, 2nd by Market. All in favor -yes

New Business:

Application#072518-272 Delaware Ave- applicant, Ed Fitzgerald, is applying for a remodel permit to extend roof on existing building.

The extended roof is not to increase amount of people. It is to control the noise and bugs.

Motion to approve permit by Flint, 2nd Boyles. Flint-yes, Market-yes, Boyles-yes

Motion approved.

Old Business:

Application#030618-194 Hartford Ave.- applicant, Mary McCann, is applying for a sign permit for cart on the roof of building.

The National Park put up a fence that was taller than the owner, Mary McCann, had expected. Due to this, there were many people who could not find the golf cart rental. Signs amongst the property do not have permits. A list of signs was provided but was not a complete list. Total overage of square footage

going by list is 314sq. feet. Area Variance Finding of Fact was read by Chairman Boyles. The applicant doesn't appear to have lost business due to no sign, applicant should be aware of codes prior to purchasing property.

Motion to deny variance due to partial list of signs and already is over the square footage allowed by Boyles, 2nd by Market. Boyles-yes, Market-yes, Flint-yes. Motion denied.

Application#061118-272 Delaware Ave. – applicant, Ed Fitzgerald, is applying for a fence permit to go around a dumpster. (Variance application was not submitted)

Variance is on hold due to property lines being submitted to the County. Suggestion was made to still apply for a variance due to height of sign.

Public Participation

None

Zoning Manual Revisions

Fences around dumpsters ordinance. Discussion of land to relocate dumpsters or be allowed at the Township Recycling Center.

Parking – would like to make it easier on businesses. Planning Commission can modify during application if business can show through architect why parking isn't needed.

Revisit sign ordinance.

Poggemeyer gave a quote for looking at zoning manual. Low end \$2500.00, high end \$25,000. Discuss at meeting in September.

Inspector's Report

Working on Certificates of completion. Property at 76 Chapman has a lot more concrete to be poured. 18 months is the time line given for a permit.

Notice of Violation letter sent to Miyo Hristovski regarding sign.

Lovella – county shut them down, is there a permit?

Complaints

Shore Villas drainage issue. Need to address Administrator.

Legal

None

Motion to adjourn meeting at 12:35 by Boyles, 2nd by Market. All in favor -yes
Meeting adjourned.

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – September 5, 2018

11:07pm

Roll Call

Members Present: Jerry Flint, Renee Market, Tip Boyles

Zoning Inspector: Todd Bickley

Zoning Clerk: Karen Goaziou

Motion to approve August meeting minutes by Market, 2nd by Flint. All in favor -yes

No new or old business on the agenda.

Public Participation

Mr. Fitzgerald presented site plans for a new tree bar to be built behind Lovella's. It will be an elevated tree bar, the existing building will be removed. 1600sq feet will be in the air and it will be 12-14 feet high. Below will be bathroom, storage, and sales. 9 full parking spots are provided. 30 foot set back for side yard from Frosty's. Would also like to install 15 foot wall to protect sound. The look will be similar to Mist. No more cabanas will be added. 3 entrance and exits due to fire laws. Not sure of signage. Letter will be sent to Mr. Mathys and Lovella that they will not be able to use alleyway. Discussion on where to put housing, will be adding 8 to 10 more employees. 4 employee rooms and 1 common above parking. Application and permit fee cost \$484.05.

Zoning Manual:

Special Meeting to take place on Wednesday, September 19th at 10am. Topics to be discussed are parking, dumpster/compactors, design décor, and signs.

Mr. Flint will email Pigeon Forge sign ordinances so that Commission can take a look at reference.

Inspector's Report

Notices were send to Miyo Hristovski regarding sign violation and to Mary McCann regarding sign permit.

Legal

None

Motion to adjourn meeting at 12:23 by Boyles, 2nd by Market. All in favor -yes

Meeting adjourned.

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Special Meeting Minutes – September 19, 2018

10:14am

Roll Call

Members Present: Jerry Flint, Renee Market, Tip Boyles

Zoning Inspector: Todd Bickley

Zoning Clerk: Karen Goaziou

No public present. Mr. Cerny provided emails with parking ideas.

Purpose of the special meeting was to discuss the zoning manual and how to move forward with parking, sign, dumpster/compactor, and décor issues.

Parking was discussed in length. Mr. Boyles had spoke with several business owners and each had a different opinion. Leave parking alone, do away with parking, no parking, reduction in parking, 50/50 parking. Mr. Boyles is not in favor of no parking. Doesn't feel satellite parking would work due to deed restrictions.

Discussion took place on if the goal was to make downtown a walking downtown. This is something Council would need to discuss and approve. Planning Commission can make suggestions to Council. The Fredricks property was bought with the intent to sell spots to businesses for their employee parking. In doing so, the downtown area would be 3 hour paid parking.

Regulating golf cart rentals by Village rentals having to provide a parking space for each golf cart plus employee parking at rental business.

Mrs. Market discussed restriction on golf cart rentals, no parking or driving on Delaware, parking lots outside of Delaware. Could lessen businesses problems for parking.

Parking Ordinance revisions are a work in progress and clerk to update for Commission.

Short discussion took place on Signs. Getting rid of signs? Not enough sign sq footage, ask owner/residents.

Does the sign ordinance go with the business or the property – per place of business.

Meeting recessed to Wednesday, October 19, 2018 at 10am.

Meeting adjourned at 12:07pm. All in favor-yes

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – October 3, 2018

11:04

Roll Call

Members Present: Jerry Flint, Renee Market, Tip Boyles

Zoning Inspector: Todd Bickley

Zoning Clerk: Karen Goaziou

Motion to amend agenda for special meeting September 19th by Boyles, 2nd by Market. All in favor-yes.

Motion to approve September meeting minutes by Market, 2nd by Boyles. All in favor-yes

Motion to approve September special meeting minutes by Boyles, 2nd by Market. All in favor-yes.

New Business:

Application#091818-185 Toledo Ave, applicant, Miyo Hristovski, is applying for a sign permit.

Mr. Hristovski was not present at meeting. Discussion took place on square footage of each sign on the property. The footage exceeds 150sq feet.

Motion to send letter to regarding excess square footage violation by Boyles, 2nd by Market. Boyles-yes, Flint-yes, Market-yes

Application#092518-500 Catawba Ave., applicant, JoAnne Wolf, is applying for a awning permit.

Ms. Wolf was present. Discussion took place on whether the application would need to be sent to Poggemeyer for review. The structure will be permanent and attached to the little cottage roof.

Motion to table until reviewed by Poggemeyer by Boyles, 2nd by Flint. Market-yes, Flint-yes, Bolyes-yes.

Discussion took place on cost of deposit for Poggemeyer review. A deposit of \$250.00 was posted.

Application#100118-272 Delaware Ave., applicant, Ed Fitzgerald, is applying for a new construction permit.

Mr. Fitzgerald was present. Discussion took place on Mr. Fitzgerald's meeting with Mark Wager and a architect firm. The county wants a fire shutter for a five foot walkway.

Motion to tale until reviewed by Poggemeyer by Boyles, 2nd by Market. Boyles-yes, Flint-yes, Market-yes.

Mr. Fitzgerald will be sending out letter to Mr. Mathys and Mr. Levine regarding not being able to use alley way for parking.

Public Participation:

Mr. Joe Patek a former Planning Commission member commended the board for doing a much better job than when he was on the planning commission. He has a concern with the sign for the Sand Bar posted near the post office. Very hard to see traffic. Possibly the sign could come down over the winter. The road is private property and leased to the post office. Discussion took place on corner property and sign ordinance 1292.05. Check files for sign permit. Mr. Patek also wanted the commission to be aware that workshops for Planning Commission meetings are held in Mayfield Village. Mr. Patek also feels the ordinance book should be updated every 5 years with at least one public hearing.

Mr. Fitzgerald asked if meeting minutes could be put online. He also asked how to find current litigation. Litigation can be found on the Ottawa County Commons Pleas Court webpage.

Zoning Manual Revisions

Special meeting will be held on October 10th at 1:00pm to discuss.

Inspector's Report:

Cell tower on Mitchell would like to add to their 87.5 height and make it 100ft high.

John Kocher would like to vacate the private road near Bath St. In 1997, it went to council, but didn't have 3 readings. Council will need to go through the process again. There is a garage on the property now.

Letter to Daniel Levine regarding parking.

Letter to Miyo Hristovski regarding sign sq. footage.

Discussion took place on subdivisions and making sure they are part of the ordinances.

Motion to go into executive sessions to discuss with legal counsel pending litigation by Boyles, 2nd by Market. Boyles-yes, Market-yes, Flint-yes.

Came out of executive session at 1:21pm.

Discussion took place on Hartford Ave golf cart sign variance. Board would like to continue with appeal. This appeal/application only applies to the golf cart sign. Separate applications will be needed for all other signs over the 150sq foot sign ordinance. Todd will be sending a letter regarding the violation.

Motion to adjourn by Flint, 2nd by Market. All in favor-yes

Meeting adjourned at 1:30pm.

Motion to adjourn by Boyles 2nd by Flint. All in favor -yes.

Meeting Adjourned

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Special Meeting Minutes – October 17, 2018

11:04

Roll Call

Members Present: Jerry Flint, Renee Market, Tip Boyles

Zoning Inspector: Todd Bickley

Zoning Clerk:

Application#092518-500 Catawba Ave., applicant, JoAnne Wolf, is applying for a awning permit. Poggemeyer review recommends a variance. Poggemeyer needs to be contacted to discuss why a variance is needed in the side yard. Motion to table Market, 2nd Flint. All in favor-yes.

Application#100118-272 Delaware Ave., applicant, Ed Fitzgerald, is applying for a new construction permit.

Mr. Fitzgerald met with Poggemeyer and George Pollis for commercial permits. Mr. Fitzgerald will be submitting revised parking spots on new site plan. Motion to approve application for new construction by Tip, 2nd by Flint. All in favor-yes.

Discussion took place on dumpsters/trash regarding moving them, set up, and who would pay for it all. The public wants off site compactor lots. Bring up issues with the Township or Village to give people another option than just making rules without another outlet. Mrs. Market will write a proposal for dumpsters for the October 22, Township Trustee meeting.

Parking – waiting – Mr. Boyles is going to write up a proposal.

Signs – Mr. Flint is going to write up a proposal.

Décor – not discussed.

Public Participation:

Ed Fitzgerald is concerned with gas trucks parked in Village public areas. Mr. Boyles let him know it is a Village Council concern, and he will ask legal about it.

Ed Fitzgerald is concerned with golf carts taking up parking spots. Mr. Boyles informed him that issue is being discussed in our revised zoning manual.

Motion to adjourn by Boyles 2nd by Flint. All in favor -yes.

Meeting Adjourned

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – November 7, 2018

Public Hearing

11:05pm

Roll Call

Members Present: Jerry Flint, Ty Winchester, Tip Boyles

Zoning Clerk: Karen Goaziou

Application#092518-500 Catawba Ave.- applicant, JoAnne Wolf, is applying for an awning permit.

Hearing had to be continued due to not enough members for a vote.

Motion to continue to Wednesday, November 14th at 1:00pm by Boyles, 2nd by Winchester. Boyles-yes, Flint-yes, Winchester-yes. Motion passed.

Regular Meeting

11:07am

Roll Call

Members Present: Tip Boyles, Jerry Flint, Ty Winchester

Zoning Clerk: Karen Goaziou

Motion to approve October regular meeting minutes by Flint, 2nd by Boyles. Boyles-yes, Flint-yes, Winchester-abstain. Motion passed.

Motion to approve October special meeting minutes by Boyles, 2nd by Flint. Winchester-abstain, Boyles-yes, Flint-yes. Motion passed.

New Business:

Application#102318-234 Toledo Ave-, applicant, Jim and Marie McMonagle, are applying for a permit to remodel/add an addition.

Discussion took place on how Commission should proceed. This is a c-2 property which is used as a residential use. Commission needs confirmation from Solicitor and Zoning Inspector on how to proceed. Should it go to Poggemeyer?

Motion to table until November 14th meeting by Boyles, 2nd by Flint. Flint-yes, Winchester-yes, Boyles-yes. Motion passed.

Application#102818-500 Catawba Ave., applicant JoAnne Wolf, is applying for a side yard variance.

Not enough members for a vote.

Motion to table until November 14th at 1:00pm by Boyles, 2nd by Winchester. Winchester-yes, Boyles-yes, Flint-yes. Motion passed.

Application#103118-222 Toledo Ave., applicant, Robert Gatewood, is applying for a remodel and change of use permit.

Mr. Gatewood provided a new lot survey is Mr. Boyles. Discussion took place on Poggemeyer's review. Poggemeyer indicates this is a limited size hotel that is in C1. C2 does not have limited size hotel use. The property is zoned C2. A phone call was place to Mr. Bickley to clarify whether all of C1 uses fit into C2. Mr. Bickley informed the clerk that each district has it owns uses. A variance will be needed for a limited size hotel. The height of the deck is 30inches. The railings will put the deck over 36 inches. A variance will be needed for the railing height.

Motion for public hearing on Tuesday, November 20th at 11am on a variance for use by Boyles, 2nd by Winchester. Boyles-yes, Winchester-yes, Flint-yes. Motion passed.

Application#110118-248 Erie St., applicant Village of Put-in-Bay, is applying for a lot split.

Chairman signature was needed on documents.

Application#110218-Toledo Ave., Dianne Duggan, is applying for an accessory building permit.

Application needs to be reviewed by Poggemeyer.

Motion to table until review has been done by Boyles, 2nd by Winchester. Boyles-yes, Flint-yes, Winchester-yes. Motion passed.

Old Business:

None

Public Participation:

None

Zoning Manual:

Definitions from Poggemeyer regarding apartment/hotel.

Inspector Report:

None

Complaints/Observations:

None

Legal:

None

Motion to adjourn by Boyles 2nd by Flint. All in favor -yes.

Meeting Adjourned at 12:10pm

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – November 14, 2018

Public Hearing

1:10pm

Roll Call

Members Present: Renee Market, Jerry Flint, Ty Winchester, Tip Boyles

Zoning Solicitor: Aimee Lane

Zoning Clerk: Karen Goaziou

Application#092518-500 Catawba Ave.- applicant, JoAnne Wolf, is applying for an awning permit.

Oath was administered to JoAnne Wolf.

Discussion took place on parking. Drawings from last renovation were presented. The Ladd side yard variance was never used. No additional parking is required. The size yard set-back on EMS side is 4 feet from property and 15 is required, 11 foot set back variance is needed.

See Statement of Facts of Variance

The awning is a permanent structure, wood, and will follow the roof line.

Motion to close hearing by Boyles, 2nd by Market. All in favor-yes. Hearing closed at 1:24pm.

Special Meeting

1:25pm

Roll Call

Members Present: Renee Market, Jerry Flint, Ty Winchester, Tip Boyles

Zoning Solicitor: Aimee Lane

Zoning Clerk: Karen Goaziou

Motion to amend agenda to include Application#110118-248 Erie St, applicant, Village of Put-in-Bay, is applying for a lot split by Boyles, 2nd by Flint. Flint-yes, Boyles-yes, Winchester-yes, Market-yes. Motion passed.

Motion to un-table old business from November 7th meeting by Boyles, 2nd by Flint. Winchester-yes, Market-yes, Flint-yes, Boyles-yes.

Application#102818-500 Catawba Ave., applicant JoAnne Wolf, is applying for a side yard variance.

Motion to approve by Market, 2nd by Flint. Market-yes, Boyles-yes, Flint-yes, Winchester-yes. Motion passed.

Motion to approve Application#092518-500 Catawba Ave original application for awning permit by Boyles, 2nd by Market. Market-yes, Boyles-yes, Flint-yes, Winchester-yes. Motion passed.

Application#110618-191 S Toledo Ave, applicant, James Zawondi, is applying for a replat.

Motion to approve replat by Boyles, 2nd by Flint. Flint-yes, Winchester-yes, Market-yes, Boyles-yes. Motion passed.

Application#102318-234 Toledo Ave – applicant, James and Marie McMonagle, are applying for a remodel permit.

Residence and will remain a residence. Mr. Bickley can approve with no Poggemeyer review.

Motion to approve by Boyles, 2nd by Market. Market-yes, Flint-yes, Boyles-yes, Winchester-yes. Motion passed.

Application#110218-Toledo Ave., applicant, Dianne Duggan, is applying for a accessory building permit.

Motion to approve by Market, 2nd by Flint. Market-yes, Boyles-yes, Winchester-yes, Flint-yes. Motion passed.

Addition to agenda

Application#110118-248 Erie St, applicant, Village of Put-in-Bay, is applying for a lot split.

Motion to approve by Market, 2nd by Flint. Winchester-yes, Flint-yes, Boyles-yes, Market-yes. Motion passed.

Adjust date and vote.

Public Participation:

Ms. Duggan wanted clarification on how many rooms can be in a bed and breakfast. As of 10/10/16 an ordinance was passed to go from 16 rooms to 24 rooms. Parking would need to be added according to the ordinance.

Zoning Manual Revisions:

A first draft of a dumpster ordinance was drafted by Mrs. Market. In order to have a dumpster/compactor at Township dump, businesses would need to participate in a recycling program. They can be outlawed. However, owner could ask for a variance due to hardship.

Signage- suggestion was made to come up with a formula that would entail the square footage of property with the square footage of signage. Total signs on property, whether for one or more businesses, would have to comply with the square footage allotted.

The board would like to see C1 district added to the C2 district. Also, come up with a definition and use for apartment/hotel under 5 rooms. Limited must have at least 5 rooms.

Inspector Report

None

Motion to reschedule application#110818-222 Toledo Ave – variance hearing to December 5th at 11 am by Boyles, 2nd by Market. Flint-yes, Boyles-yes, Market-yes, Winchester-yes. Motion passed.

Complaints/Observations

None

Legal

Discussion took place on golf cart as a sign appeal. Brief for the plaintiff's is due on the 26th.

Discussion took place on Mr. Mathy's property having enough parking spaces for golf carts. Concerns are that he is using too many spaces. Letter to Mr. Mathys of violation.

Motion to adjourn by Boyles, 2nd by Market. All in favor-yes. Meeting adjourned at 2:45pm.

Motion to approve October regular meeting minutes by Flint, 2nd by Boyles. Boyles-yes, Flint-yes, Winchester-abstain. Motion passed.

Mot

Motion to approve October special meeting minutes by Boyles, 2nd by Flint. Winchester-abstain, Boyles-yes, Flint-yes. Motion passed.

New Business:

Application#102318-234 Toledo Ave-, applicant, Jim and Marie McMonagle, are applying for a permit to remodel/add an addition.

Discussion took place on how Commission should proceed. This is a c-2 property which is used as a residential use. Commission needs confirmation from Solicitor and Zoning Inspector on how to proceed. Should it go to Poggemeyer?

Motion to table until December meeting by Boyles, 2nd by Flint. Flint-yes, Winchester-yes, Boyles-yes. Motion passed.

Application#102818-500 Catawba Ave., applicant JoAnne Wolf, is applying for a side yard variance.

Not enough members for a vote.

Motion to table until November 14th at 1:00pm by Boyles, 2nd by Winchester. Winchester-yes, Boyles-yes, Flint-yes. Motion passed.

Application#103118-222 Toledo Ave., applicant, Robert Gatewood, is applying for a remodel and change of use permit.

Mr. Gatewood provided a new lot survey is Mr. Boyles. Discussion took place on Poggemeyer's review. Poggemeyer indicates this is a limited size hotel that is in C1. C2 does not have limited size hotel use. The property is zoned C2. A phone call was place to Mr. Bickley to clarify whether all of C1 uses fit into C2. Mr. Bickley informed the clerk that each district has it owns uses. A variance will be needed for a limited size hotel. The height of the deck is 30inches. The railings will put the deck over 36 inches. A variance will be needed for the railing height.

Motion for public hearing on Tuesday, November 20th at 11am on a variance for use by Boyles, 2nd by Winchester. Boyles-yes, Winchester-yes, Flint-yes. Motion passed.

Application#110118-248 Erie St., applicant Village of Put-in-Bay, is applying for a lot split.

Chairman signature was needed on documents.

Application#110218-Toledo Ave., Dianne Duggan, is applying for an accessory building permit.

Application needs to be reviewed by Poggemeyer.

Motion to table until review has been done by Boyles, 2nd by Winchester. Boyles-yes, Flint-yes, Winchester-yes. Motion passed.

Old Business:

None

Public Participation:

None

Zoning Manual:

Definitions from Poggemeyer regarding apartment/hotel.

Inspector Report:

None

Complaints/Observations:

None

Legal:

None

Motion to adjourn by Boyles 2nd by Flint. All in favor -yes.

Meeting Adjourned at 12:10pm

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Public Hearing Meeting Minutes – December 5, 2018

Public Hearing

11:03pm

Roll Call

Members Present: Renee Market, Jerry Flint, Tip Boyles

Zoning Clerk: Courtney Blumensaadt

Correct 36ft to 36in for variance

Motion to amend public hearing notice for Application#110118-222 N. Toledo Ave to read 36 inches vs 36 feet for the railing by Market, 2nd by Boyles. Flint-yes, Market-yes, Boyles-yes. Motion passed.

Oath was given to anyone speaking on behalf of the hearing applications.

Application#110118-222-N Toledo Ave., applicant, Robert Gatewood, is applying for a use variance to allow a motel/hotel limited size which is c1, and to allow a railing area variance higher than 36 inches from grade on the proposed deck.

Mr. Bob Gatewood spoke on behalf of his application. Would like to add two nightly rental rooms on the back part of the house. Mr. Gatewood read through the variance findings of facts. Mr. Gatewood believes it's a substantial for his property to be feasible to the owner. Doesn't feel the essential character would be altered or the cause detriment to anyone in the area. There have been multiply hotels in the area for years. No government services would be altered. Mr. Gatewood did know most ordinance but was not aware of certain ordinances when purchased. He can't find an ordinance or variance. Doesn't live there, can't be a guest house, can't be a bed and breakfast, can't be a rental. Asking for a variance to do something from C1 to be used in C2.

Second variance is for the height of the deck. Less than 30 inches off the ground. Common sense tells him to put up a rail. Spoken to most neighbors regarding egress. Putting a security gate to keep people from the street out and customers will not be able to get onto the back of Cincinnati road. The railing is what needs an area variance not the deck. Deck would be 30inches off the ground. He would like to have a permanent railing. Showed detail on the plans.

Can you do two variances on one application? All of Mr. Gatewood's variance findings of fact were for his c1 to c2 use variance. The application is somewhat limited, and really speaks to the area variance, not the use variance. Not required by law to be on separate applications. Mr. Bickley commented that 1262.03 is the use variance criteria. If criteria are discussed in the meeting, it can move ahead. Solicitor Lane suggests possibly creating a separate application for use variance.

Mr. Gatewood addressed Mr. Jim McMonagle's letter to the Commission regarding an easement on Cincinnati road. No commerce allowed at Cincinnati road. The road is for use by other owners and their guests, vehicles and passengers of owners on Cincinnati road. It doesn't say commercial guests.

Application#111918-191 S. Toledo Ave, applicant, Archon Intrepid Investments, is applying for variance for the front yard setback to go from 50 feet to 20 feet.

Mr. Ken Russ, from Legends construction, representing Mr. Joe Sebring (the trust Archon Intrepid Investment). The original house was within a five-foot set back. The reason the variance is needed is so that the pool can stay in the back of the house which will leave the south portion of property still open. The fence around the pool will only be seen by the owners. Spoken to neighbors the concern is landscaping of the south end and do not want their views blocked. The original house had 2000sq foot on the first floor. The new house will have 3200sq foot on the first floor. The second floor is larger and goes across the garage. Total sq footage of livable space is 8400. Trying to fit it in where neighbors' views would not be obstructed. Also wants to keep it out of the flood plain area. Existing garage will be removed once project is finished. Variance finding of facts. 1. Pool and house won't fit based on locations and visual for neighbors and flood plans. 2. The existing house was closer than variance needed. Not a single house sits within the 50 foot set back. 3. It's the same set back. Also at the end of the street. 4. Would not affect government services. 4. Yes, the house is designed too big for the lot. 5. No (Chairman stated flood plains can be worked with, walls can be put in, fill can be filled. There are other ways without a variance.) Mr. Russ says they weren't trying to benefit the owners, they want neighbors to be accommodated around them. 6. Chairman stated he looks at the book as rules and regulation set that everybody to adhere by and a variance should be used in the most specific scenarios. Anytime we use a variance it's going outside of the norm of the book. The old house sat closer to the road and built prior to the zoning book.

The zoning book is in place with the intention that old houses would be rebuilt and conform to the book.

Mr. Bill Jellison states he appreciates the zoning board. They do not have any objection to it. Their view will be improved once the garage is moved.

Mr. Jay McKenna has had several conversations with Mr. Dave Jenkins from Legends. Number of concerns, mainly the size of the home. The view will be impacted and also the sun to the home will be impacted. Based on Mr. McKenna's discussion Mr. Jenkins and Mr. Russ efforts to minimum the view to our property. It would help with the sun if moved back to 50ft. He will not object to the variance because of the tradeoffs of the view down the south side of Toledo. The area will remain unobstructed and open limited only be 3 foot bushes, no new trees and impediments will be put in place. It will minimize the impact on his property. Mr. McKenna submitted a letter of discussion between Mr. Jenkins and Mr. Sebring regarding the south side property.

Mr. Russ has spoke with owner and their intention is to keep the south side view for the other property owners. It is their intent to keep it open.

Mr. Kevin Becker is across the street. His wife wrote a letter. Their position is similar to Mr. McKenna's. They will lose most of their view of east point. They don't have an issue as long as the view over the flood plain and to the east are not blocked.

Close hearing at 11:44am

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – December 5, 2018

Regular Meeting

11:44am

Roll Call

Members Present: Tip Boyles, Jerry Flint, Renee Market

Zoning Clerk: Courtney Blumensaadt

Motion to approve the minutes from November regular meeting by Market, 2nd Flint. Boyles-yes, Flint-yes, Market-yes. Motion approved.

Motion to approve the minutes from November special meeting by Market, 2nd Flint. Boyles-yes, Market-yes, Flint-yes. Motion approved.

New Business:

Application#110118-222-N Toledo Ave., applicant, Robert Gatewood, is applying for a use variance to allow a motel/hotel limited size which is c1, and to allow a railing area variance higher than 36 inches from grade on the proposed deck.

Concern of parking. Golf cart business and rental rooms. The structure itself is not increasing. Parking will not need to be increased. Mr. Gatewood spoke of having plenty of land to increase parking if necessary.

Motion to approve the 36inch high railing with total height from ground no higher than 72 inches on the 3 individual porches on side of house by Boyles, 2nd by Flint. Boyles-yes, Flint-yes, Market-yes. Motion approved.

Mr. Boyles points out a use variance uses a bit of a different criteria. A use variance must not be contrary to the public interest and the commission must ensure that the spirit and content of the zoning code are observed. In other words, the use request must be consistent and harmonious with the existing uses in the specific zoning district. In addition, all of the following conditions must be found.

Special circumstances or conditions that apply to the building or land in question are peculiar to such latter property and do not apply general to other land or building in the vicinity and were not created by the applicant. During public hearing, Mr. Gatewood explained that the viability of the property really necessitated another business use. That would be one piece that would fit under special circumstances.

The granting of the variance is necessary for the preservation and to the enjoyment of the substantial property rights and would not merely serve as a convenience. Benefit for paying for property and by having employee housing.

The variance will not reduce an adequate supply of light or air to any adjacent property. Not an issue.

Increase congestion in public streets. Won't be an issue.

Increase the danger of fire, apparel to the public safety or unreasonably diminish or impair establish property values within the surrounding areas or in any way impair the health safety or general welfare of its inhabitants. It will help property values.

Motion to approve the use variance by Market, 2nd by Flint. Boyles-yes, Flint-yes, Market-yes

Motion to approve the application by Boyles, 2nd by Market. Boyles-yes, Flint-yes, Market-yes.

Application#111918-191 S. Toledo Ave, applicant, Archon Intrepid Investments, is applying for variance for the front yard setback to go from 50 feet to 20 feet.

Discussion took place on the set back of 20 feet. Will be 20 feet from the street right away/ the property line.

Discussion took place on taking the wall down. Mr. Russ had spoke with Mr. Bickley regarding having to leave a wall. It is not in the code that a wall is needed when rebuilding.

Mr. Bickley discussed a certification of completion. He will work with Mr. Russ to check the set back at the beginning and at the end to be put in file.

Motion to approve the variance structure itself under the understanding that the owner does not construct anything south of the house to interfere with the lake view, variance of 20 feet include drawings to be submitted with exact distance to confirm the 20ft by Boyles, 2nd by Flint. Market-yes, Boyles-yes, Flint-yes. Motion approved.

*** Mr. McKenna would like a copy of the minutes. Email.

New Business/Public Participation

A person spoke on behalf of Mr. Mark Mathys who would like to put a 12x12 tv screen at the back side of the pool at Put-in-Bay Resort. Will be used for sporting events. No advertisement at all.

Discussion took place on if it says name of hotel it will be considered a sign. No drink specials. Any use beyond a tv would require sign permits.

Currently have two small tvs and have direct tv.

A letter from Put-in-Resort owner stating that he will be putting up a tv to be connected to direct tv with no advertising or drink specials.

Chief Riddle wanted to know if pools are supposed to be screened from the public. A public pool has not been put in since the ordinance went into effect. Concern of safety with people stopping to see large tv.

Look for pool ordinance.

Zoning Manual:

Inspector Report:

Write a letter to Miyu to remind him that the commission is waiting for a response regarding signs.

Complaints/Observations:

Sign for Adventure Bay is in the right of way. The right a way is owned by the Village. A letter can be written to have the sign removed. A zoning certificate will be needed to replace the sign.

Legal:

McCann appeal case: the briefing schedule has been modified. Discussion took place on street ordinances. Port Clinton – each business use is a certain sq ft. (business license approach), Vermillion is maximum signage on premise per 5 sq ft per linear feet of frontage. Also, allotment of free-standing sign. Sandusky codes are based on what streets and speed limits. C1 and C2, interpret C1 should all be in C2.

Motion to adjourn by Boyles 2nd by Flint. All in favor -yes.

Meeting Adjourned at 12:55pm

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – January 2, 2019

Regular Meeting

11:00am

Roll Call

Members Present: Jerry Flint and Renee Market

Zoning Clerk: Karen Goaziou

Elect new officer – tabled to next month. Neither are interested in the Chairman position.

December minutes – tabled to next month.

Mr. Flint will not be available for February or March meeting.

New Business:

Old Business:

Public Participation:

Zoning Manual:

Sign ordinance: possibly look at resort area ordinances.

Inspector Report:

Complaints/Observations:

Legal:

Discussion took place on the Mathys lawsuit. It is in the hands of the council to appeal.

Motion to adjourn by Market, 2nd by Flint. All in favor -yes.

Meeting Adjourned at 11:07 pm

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – February 6, 2019

Regular Meeting

Meeting called to order at 11:09am

Roll Call

Members Present: Tip Boyles and Renee Market

Zoning Clerk: Karen Goaziou

Elect new officer – tabled to next month. Tip will be stepping down as Chairman

December and January minutes – tabled to next month.

New Business:

Old Business:

Public Participation:

Zoning Manual:

Inspector Report:

Complaints/Observations:

Legal:

Motion to adjourn by Boyles, 2nd by Market. All in favor -yes.

Meeting Adjourned at 11:13am

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – March 13, 2019

Regular Meeting

Meeting called to order at 11:30am

Roll Call

Members Present: Tip Boyles, Renee Market, and Jessica Dress

Zoning Clerk: Courtney Blumensaadt took minutes

Elect new officer. Tip will be stepping down at April meeting.

December, January, and February minutes – tabled to April meeting.

New Business:

Application#021819-461 Catawba Ave., applicant, The Reel Bar, is applying for a remodeling permit to enclose existing storage area.

The area starts at the wheel chair ramp and goes along wall. There doesn't appear to be enough room to fit a table. It will be used as a storage area. Andy Christensen present to discuss application. The storage area will continue to have the same color/look of the building. It doesn't hinder ADA. Water flow from the roof will continue to be the same.

Motion to approve application by Market, 2nd Boyles. Dress-yes, Boyles-yes, Market-yes. Motion approved

Application#031019-385 Doller Ave, applicant, Admiral Bodee's B&B, is applying for a remodeling permit to make existing garage into a guest room.

Concern is parking. Spot 10 is an alternate spot. Removal of the shed is a must for parking. The parking spots will need to be paved. Currently, they are gravel. As gravel it drains well. Concern is when paved it would drain to other properties. Drainage needs to be addressed.

Letter to address drainage.

Motion to table by Market, 2nd by Dress. Boyles-yes, Market-yes, Dress-yes. Motion approved.

Old Business:

Application#091818-185 Toledo Ave., applicant, Miyo Hristovski, is applying for a sign permit.

Square footage of all signs on property. Discussion took place on each sign and the size of the signs. As well as multi-tenant signs. Changes to the sign ordinance are being discussed by the planning commission. The planning commission and Mr. Hristovski added up signs. Little advertising of menu signs can be turned around toward the inside of the restaurant and customers. Take big sign down—harbor square and can leave the advertising menu facing the outside.

Motion to approve the sign application contingent on the removal of the harbor square sign by Market, 2nd by Dress. Boyles-yes, Market-yes, Dress-yes.

Public Participation:

Zoning Manual:

Signs on the percentage of maximum of the business front frontage from the curb. Window signage?
Pools-to draft an ordinance to block pools from street with fence or wall. 1292.03 pools/private pools, no fence should be less than 4 feet. 1288.04J community pool shall be walled of fence shall not be less than 4 foot and in good condition. Six foot height and a solid, non-transparent fence. Shield the view of the public. Any pool that isn't a private pool.

Inspector Report:

Danny Lavine - Lovella needs parking.

Complaints/Observations:

Legal:

McCann case is in the court's hand. Communities are looking at zoning codes regarding medical marijuana dispensaries.

Motion to adjourn by Market, 2nd by Dress. All in favor -yes.

Meeting Adjourned at 12:23pm

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – April 3, 2019

Regular Meeting

Meeting called to order at 11:20am

Roll Call

Members Present: Tip Boyles, Renee Market, Jessica Dress, and Jerry Flint

Zoning Clerk: Karen Goaziou

Motion to approve December 2018 meeting minutes by Market, 2nd by Boyles, Dress-yes, Boyles-yes, Flint-yes, Market-yes. Motion approved.

Motion to approve January 2019 meeting minutes by Boyles, 2nd by Market. Market-yes, Flint-abstain, Boyles-yes, Dress-yes. Motion approved.

Motion to approve February 2019 meeting minutes by Market, 2nd by Boyles. Boyles-yes, Flint-abstain, Market-yes, Dress-yes. Motion approved.

Motion to approve March 2019 meeting minutes by Boyles, 2nd by Market. Dress-yes, Flint-yes, Boyles-yes, Market-yes. Motion approved.

Motion to approve December 2018 special meeting minutes by Dress, 2nd by Flint. Market-yes, Flint-yes, Boyles-yes, Dress-yes. Motion approved.

Motion to nominate Renee Market as Chairman by Boyles, 2nd by Dress. Boyles-yes, Flint-yes, Market-yes, Dress-yes. Motion approved.

Tip Boyles will remain on the board as the Village Council's liaison.

Motion to nominate Jerry Flint as Vice Chairman by Boyles, 2nd by Market. Flint-yes, Boyles-yes, Dress-yes, Market-yes. Motion approved.

Motion to nominate Karen Goaziou as Planning Commission secretary by Boyles, 2nd by Dress. Boyles-yes, Market-yes, Flint-yes, Dress-yes. Motion approved.

New Business:

Old Business:

Application#031019-385 Doller Ave, applicant, Admiral Bodee's B&B, is applying for a remodeling permit to make existing garage into a guest room.

Motion to un-table by Market, 2nd by Boyles. Dress-yes, Flint-yes, Market-yes, Boyles-yes. Motion approved.

Discussion took place on parking. They will not be adding any parking. Several businesses around them have stone parking vs. paved parking. Nowhere to take drainage. Village doesn't offer drainage. This was an issue in the past as well. A French drain was discussed. Concern is more water will go onto neighbor's property. A French drain would also only hold so much water. The building will not be changing inside. A parking spot that has been used in the past will be added.

Motion to approve with gravel parking lot and removal of shed by Boyles, 2nd by Market. Dress-yes, Flint-yes, Boyles-yes, Market-yes. Motion approved.

Public Participation:

Mr. Flint excused himself from meeting.

Zoning Manual:

Solicitor sent email regarding marijuana zoning restrictions.

Signs- frontage – percent of curb. Put a cap on it. Sq foot per so much of curb.

TV's – Limit the size of tv size outside. Solicitor will look into this matter.

Mobile signs – Council

Swimming pool –

Motion to look into amending the swimming pools ordinance by Boyles, 2nd by Market. Market-yes, Boyles-yes, Dress-yes. Motion approved.

2011 zoning code mentions pools can't be seen by public – this was not accomplished. Private pool vs. Business (community) pool. Private are used for family or residential. Community pool is used by many people.

Motion to send swimming pool ordinance to Council by Boyles, 2nd by Market. Dress-yes, Market-yes, Boyles-yes. Motion approved.

Motion for special meeting on March 1st after regular scheduled meeting to discuss changes in the Planning Commission Zoning Manual by Market, 2nd Boyles. Dress-yes, Boyles-yes, Market-yes. Motion approved.

Complaints/Observations:

Inspector's Report:

Residential applications were approved.

Mr. Kruger's property on Chapman will be sent a reminder letter about parking. Still has time to complete the project.

Mr. Mathy's new property on Loraine – has gravel for parking and no green space.

Daniel Levine will be contacted to see if parking complies.

Legal:

Motion to adjourn by Boyles, 2nd by Market. All in favor-yes. Adjourned at 12:13pm.

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – May 1, 2019

Regular Meeting

Meeting called to order at 11:03am

Roll Call

Members Present: Tip Boyles, Renee Market, Jerry Flint, Jessica Dress

Zoning Clerk: Karen Goaziou

Motion to approve April meeting minutes by Boyles, 2nd by Dress. Flint-yes, Boyles-yes, Market-yes, Dress-yes. Motion approved.

New Business:

Old Business:

Discussion took place on Margarita's signage. Are the two windows of Del Sol movie posters? Measurements of all signs were given in meeting. Mr. Bickley and Mrs. Market will do an inspection to be sure signs follow sign ordinance.

Public Participation:

Zoning Manual:

Marijuana distribution center -to be placed under adult entertainment section of zoning manual.

Signs- discussion took place on what percentage of curb footage could be signage with a max of 500sq ft. Make is as easy as possible. The curb footage measurement can be found on the auditor's website.

Complaints/Observations:

Parking at Lovella's.

Flagpole structure at the PIB Winery.

Inspector's Report:

Letter to Pesika regarding the firepit.

Accessory building permitted at 606 Bayview Ave. for Susan Market.

Legal:

Motion to adjourn by Dress, 2nd by Boyles. All in favor-yes. Meeting Adjourned at 12:04pm.

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – June 5, 2019

Regular Meeting

Meeting called to order at 11:43pm

Roll Call

Members Present: Jerry Flint, Renee Market, Tip Boyles, and Jessica Dress

Zoning Clerk: Karen Goaziou

Motion to approve May meeting minutes by Boyles, 2nd by Dress. Dress-yes, Market-yes, Flint-yes, Boyles-yes.

New Business:

Application#052919-206 Toledo Ave, applicant, Jeffrey Leitch, is applying for an amendment to his property from R1 to C1.

Table until application is complete with neighboring addresses by Market, 2nd by Dress. Flint-yes, Boyles-yes, Dress-yes, Market-yes.

Solicitor spoke regarding going over the procedure for the amendment application.

Old Business:

Miyo Hristovski removed signs at Margaritas.

Public Participation:

Use map needs to be replaced and updated or removed from the Townhall wall. A consultant from Poggemeyer can put together an updated use plan if board would like that to happen. A black and white map is available for free.

Zoning Manual:

Marijuana distribution center -the state has capped the number of licenses. However, there is one available in Ottawa County. Important to regulate for dispensary or land in the zoning manual. Ex. moratorium from Council to prevent all Marijuana dispensary. A moratorium usually lasts for at least six months. Village Solicitor will be drawing an ordinance regarding this matter. Adult entertainment would be a good place to put this in the zoning manual.

Signs- ordinance is still being drafted. Largely looking at modifying the dimension and size for the commercial districts. Residential would need to follow current sign ordinance. Items to take into consideration when writing ordinance are election, rental or sale, and event signs for temporary use can't have a time set to remove. Also, constitutional rights allow these signs to be used. Sandwich boards can't be in the right of way. Would not be a temporary sign. It's a permanent sign but can be moved. Solicitor will look into sandwich board ordinance from City of Oberlin.

Discussion took place on adding all C1 to C2 zoning manual.

Inspector's Report:

Mr. Fitzgerald is still working on the Tree Bar.

The dorm permit located at 495 Catawba Ave. has expired.

Lovella parking spots have been lined.

Mr. Kreuger's property on Chapman Road has some areas that have been paved. A golf cart has been parked in the back of property.

Several calls regarding the property on the corner of Langram and Concord has had interest in building. Property is zoned R1.

Digger from Catawba Construction will be taking care of the application for the fire pit on the Pesika residence.

Email from Jeremy regarding Banyon Cove. The property already exists. No parking needed.

Complaints/Observations:

New awning at the Boardwalk/Keys. A picture will be taken for Todd. Parking at McCann field - charging without a business license.

Sign for Jet Ski rental is in the right a way. No parking on electric poles.

Sign for Adventure Bay at the Post Office is in the right a way. Chief will notify owner of the property.

Sandwich board safety at Ed's, T&J's, Boathouse, Frosty's, Margaritas, Shirt Shack, Fire Engine, Reel Bar.

Legal:

None

Motion to adjourn by Market, 2nd by Boyles. All in favor-yes. Meeting Adjourned at 12:43pm.

Village of Put-in-Bay Planning Commission

P.O. Box 245, 435 Catawba Ave., Put-in-Bay, Ohio 43456 Ph: 419 341-0882

Meeting Minutes – July 3, 2019

Public Hearing

Application#061719-403 Emily Lane, applicant, Bill Jellison, is applying for a fence permit and variance to install an 8 foot fence.

Hearing called to order at 11:04

Roll Call Market-yes, Flint-yes, Boyles-yes, Dress-yes

Oath Ms. Lane administered the Oath to those speaking during the hearing.

Mr. Jellison spoke regarding the fence variance needed. His abutting neighbors creates noise, traffic coming straight through to his house and trash in his yard. He has called the police several times regarding this matter. He is not sure if the Lane is private. There are 4 pieces of property. The Crews nest subdivision is one adjoining property owner. Mr. Petro has picked up several pieces of trash. Mrs. Urge's daughter lives across the street from the hotel and says it is very noisy.

The area variance find of facts was then read. Please see attached at the end of minutes.

Hearing closed at 11:17am

Regular Meeting

Meeting called to order at 11:18am

Roll Call Boyles-yes, Dress-yes, Market-yes, Flint-yes

New Business:

Application#061719-403 Emily Lane, applicant, Bill Jellison, is applying for a fence permit and variance to install an 8 foot fence.

No discussion took place

Motion to approve fence variance by Market, 2nd by Flint. Boyles-yes, Flint-yes, Dress-yes, Market-yes.

Ordinance discussion took place regarding amending the agenda to include Zoning Manual code C1 and C2 by Boyles 2nd by Flint. Dress-yes, Boyles-yes, Flint-yes, Market-yes.

Motion to initiate Zoning Manual code C1 and C2 by Market, 2nd by Flint. Dress-yes, Boyles-yes, Flint-yes, Market-yes.

Motion to recommend to council draft ordinance C1 and C2, logical sense for C1 to be part of C2 by Dress, 2nd by Flint. Market-yes, Boyles-yes, Dress-yes, Flint-yes.

Mr. Galvin addressed the Planning Commission regarding a piece of property on Langram Road. Discussion took place on what zoning requirements are required for this property if it were to be employee housing. The board would need him to be specific as possible about the use of the property. He also should speak with his neighbors regarding their thoughts on the property being employee housing. Mr. Galvin would like the property to have a pre-built home and be able to store the DeRivera Parks maintenance equipment. The property would most likely need a use variance.

Following Mr. Galvin's discussion, a motion took place.

Motion to remove permitted rental room under special use section 1268.01(9) of the zoning manual by Boyles, 2nd by Dress. Dress-yes, Boyles-yes, Flint-yes, Market-yes.

Motion to recommend to council the removal of rental room under the special use section of the zoning manual by Boyles, 2nd by Market. Flint-yes, Market-yes, Dress-yes, Boyles-yes.

Old Business:

Application#052919-206 Toledo Ave., applicant, Jeffrey Leitch, is applying for a zoning amendment.

Motion to un-table by Market, 2nd by Dress. Dress-yes, Flint-yes, Market-yes, Boyles-yes

Rezoning of property from R1 to C1. Intent to rezone is to raise the property value of the home. Cincinnati road is partly vacated. Road was shown on the Auditor's website as being half vacated. That is what he pays taxes on currently.

Rezoning aren't considered lightly. The council considers it cautiously and thoroughly. Property owner isn't always entitled to the best and highest use of their property.

Motion to recommend to send to council to vote no on approval due to wanting to rezone for a higher property value by Boyles, 2nd Market. Market-yes, Boyles-yes, Flint-abstain, Dress-yes.

Public Participation:

Zoning Manual:

Marijuana

Council currently has a moratorium on marijuana dispensers for one year. Would like the marijuana zoning manual revision to be included under adult entertainment. The Village does not have any agricultural land. All cultivation, processing, and dispensers are allowed in C2 adult entertainment. Discussion took place on business license changes as well.

Signs- currently working on it.

Inspector's Report:

Mr. Pesika has submitted an incomplete application regarding the outdoor fireplace. Should legal council send a letter? Mr. Bickley will send a letter of violation.

Complaints/Observations:

Will Pasquale's need an extension for the blue box bar? When does the permit expire?

Mr. Mathys has removed all the green space on new property. It is being used as parking. Needs to be a dust free space. It still requires having 30% green space in C2 and no parking in the front 15 feet. New yellow posts?

Discussion took place on the IV Joint business. First application denied because it didn't have a fixed location. Currently, he has a lease with David Washtock whose property is C2. This type of a business is considered health wellness. Should they be required a special use permit. Clinic is not defined in the zoning manual. Possible professional office, since they are registered nurses and they have a medical director. This particular use doesn't fit into any of the zoning uses. They would need to plead their case to the Planning Commission. Private party can initiate a text amendment. Possible putting in the zoning manual, if you don't see what you are wanting to do in the manual you aren't able to do it – no variance or special use.

Legal:

Motion to adjourn meeting by Market, 2nd by Boyles. All in favor -yes

Adjourned at 12:55pm.