

RECORD OF PROCEEDINGS

VILLAGE OF PLYMOUTH

Planning Commission Committee Minutes

April 9, 2024

Planning Committee convened on April 9, 2024, at 5:45pm. The following committee members and employees were present:

Jeff Brown, Chairperson	Cassandra Fryman, Mayor
Randy Adams, Committee Member	James Burton, Administrator
Angie Hammons, Committee Member	Rebekah Fearing, Tax/Mayor's Court Clerk

Also Present: Bruce Tanner, Property Owner; Katie Tuttle

This meeting was called to consider the rezoning of 208 Sandusky Street. The current property owner would like to put in a coffee shop; in order to do this, the property would need to be zoned for business. It is currently zoned R2- Residential.

When asked what Mr. Tanner is planning to do with the house, he responded saying he intends to put in a coffee shop offering both drive thru and dine in. Dine in service would be at a limited quantity, possibly only 10 at a time, considering there would only be one bathroom. He plans for the drive thru to come from Mary Fate Park Drive and Mr. Elliott, who owns the old basketball court behind him, has offered his lot as additional parking. Tanner plans business hours to be from 5am- 3 pm.

Mayor Fryman raised the concern if this rezoning and the potential for another business would affect the ODOT crosswalk project to be started in that intersection in the near future. Administrator Burton stated ODOT will be coming back in soon and he can find out more information. Chief Hintz was asked to step into the meeting; he said when ODOT conducted the traffic survey they based it on a high volume of traffic. He does not believe a new business would have an adverse effect on the project at all.

When asked what the next steps are, Ms. Fearing listed the procedure as follows:

1. Planning Commission makes a written recommendation to Council.
2. Upon receipt of the recommendation, Council sets a public hearing with thirty (30) days notice.
3. Notice must be published in the newspapers and must be mailed at least twenty (20) days before the hearing to all property owners within or contiguous to or directly across from.
4. Council holds the public hearing.
5. Council votes on the Planning Commission's recommendation.

Mr. Adams concern is with the long-term plans should the coffee shop business not last. Tanner stated this is something he has wanted to do for a long time, and they have a strong business plan. He believes it will be good for the community and despite some rumors, does not think it will offend the coffee truck. He understands once it is rezoned, it can only be used for business purposes and has no intention of it ever becoming living quarters.

Adams went on to say he was contacted by the neighbor to the north who is worried about headlights shining into her house when customers are going through the drive thru. Tanner again stated his planned hours, noting it would only ever be dark in the early morning hours. He also went on to say he has all intention of erecting a fence along that side of the property which would block any view between the two properties.

After all discussion was completed, a motion was made by Ms. Hammons and seconded by Mr. Brown to make the recommendation to council for the property at 208 Sandusky St be rezoned from residential to business. Ms. Fearing is to get with the solicitor on whether it should be rezoned as B1- General Business or B2- Highway Service Business.

All in favor: Brown and Hammons

Opposed: Adams

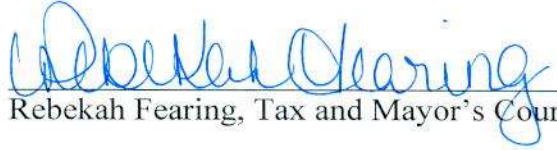
Majority vote wins, motion passes.

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Meeting adjourned at 6:20pm.

Respectfully Submitted,



Rebekah Fearing, Tax and Mayor's Court Clerk