

# RECORD OF PROCEEDINGS

## VILLAGE OF PLYMOUTH

### Planning Commission Committee Minutes

June 3, 2024

Planning Committee convened on June 3, 2024, at 6:30pm. 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, 19 E. Main St.; Josh Gibson, 57 Sandusky St.

This meeting has been called to discuss three different topics. They are:

- Variance request by Josh Gibson for a fence at 57 Sandusky St.
- Variance request by Bruce Tanner for a lot split at 607 Bell St.
- Council request for adding permitted use under B2- Highway Business District.

#### Fence at 57 Sandusky St.

Josh Gibson has recently purchased the house at 57 Sandusky St which is a corner lot. He would like to build a six-foot-tall privacy fence since he has young children and two dogs. The street he lives on is busy, as the bank is right across the street from his side yard.

When Gibson came in to apply for a fence permit, he was made aware of the setbacks for a corner lot in a R-2 district. Our current ordinance under Fencing and Screening Devices 154.093(G)(7) states:

“On a corner lot, privacy fences may not be constructed in front of either the minimum building line established on the plat for that subdivision or the minimum front yard setback for that zoning district from either street frontage, whichever is further from the street.”

According to this ordinance, Gibson would have to build his fence 30' from the sidewalk on the side yard that faces the bank. His yard is only 66' deep (wide), making it unfeasible for a fence run down the middle of his yard. Ideally, he would like to come just on the inside of his sidewalk with a fence along that side of his property from the side porch back to his garage.

When asked if anyone had any questions, Administrator Burton enquired if Gibson is planning on having a gate where the utility workers would have access to the water and electric meters. He stated this is necessary in order to obtain readings. Gibson stated he had no problem with that.

Mr. Brown stated he went and sat at the stop sign in the alley behind Gibson's property and tried to visualize how far back the fence would need to be in order to not block the view if trying to pull out onto and/or cross Dix St. He feels comfortable with five feet from the inside of the sidewalk.

Administrator Burton agreed that would be a good placement. He went on to say it would give him access to the curb box should something happen where it needed to be dug up; he would not have to tear out the fence.

After no further discussion, a motion was made by Ms. Hammons and seconded by Mr. Adams to approve the setback variance on a corner lot allowing for the erection of a fence at 57 Sandusky St, placed five feet off the inside of the sidewalk. All members in favor of the motion.

#### Lot Split at 607 Bell St.

Bruce Tanner is interested in purchasing one of the buildings located at the old Fate-Root-Heath factory at 607 Bell St. In order to do this, a lot split would have to be done. Tanner is here asking for a variance on the setbacks so the lot can be split.

Our current ordinance for setbacks in a I-2 Heavy Industrial District 154.027(C)(1) reads:

- “(a) Front yard: 50 feet.
- (b) Each side yard and rear yard: each side and rear yard shall be equal to at least the height of the

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average of the industrial masses, excluding towers and chimneys. Where a side yard or rear yard abuts onto a residential district, such yard shall in no case be less than 150 feet. An obscuring fence or wall six feet in height and a 20-foot greenbelt shall be provided along those side or rear yards which abut onto a residential district.”

When these buildings were originally built, they were built right next to each other, some even connected. Mr. Adams asked Tanner how he plans to deal with the building he wants to purchase being connected to another building who will remain owned by Melvin Burkholder. Tanner explained the one building is connected by a doorway which will be closed off temporarily, and eventually he plans to tear down the “walkway” area that connects the two buildings.

Adams stated his concern on the overall stability of the building Tanner is wishing to purchase. Tanner assured Adams the building is not near as weak structurally as it appears from the outside.

When asked what his intention was with the buildings, Tanner responded saying he would be using the big one for storage. The smaller brick building he intends to rent to Josh Gibson’s construction company; they are currently based out of Willard.

Administrator Burton clarified there is currently no utilities connected to the building; however, the hookups are available should they be needed at a later date. Also, Burton added, the hydrant in front of the building is not working.

After all discussion had taken place, a motion was made by Mr. Adams and seconded by Ms. Hammons. All members in favor of motion.

#### B-2 Permitted Use

This motion was forwarded to Planning Commission by Council to add a permitted use to B-2 Highway Service Business District. Section 154.025(B) lists the current permitted uses as:

- “(1) Gasoline service stations.
- (2) Eating and drinking establishment.
- (3) Restaurants, or other places serving food or beverages, and having the characteristics of a “drive-in”
- (4) Passenger-transportation agency and terminal.
- (5) New and used car, mobile home and trailer salesroom or office.
- (6) Car wash, when completely enclosed within a building.
- (7) Other highway service business uses similar in character to the above permitted uses....”

Mr. Adams wanted to clarify why this was necessary. It was explained, the reason this is being done is for the new firehouse. The property the new firehouse is to be built on will need to be rezoned as B-2 while being built, and then eventually rezoned again as Exempt once the Village takes ownership.

For this to be done the permitted use section needs to include “governmentally or privately-owned facilities providing community services for ambulance, emergency, security and fire protection services.”

Mr. Adams stated he does not know anyone who would argue against something needing to be done to get a new firehouse; everyone on the committee agreed. A motion was made by Ms. Hammons and seconded by Mr. Adams to make a written recommendation to Council, who will then set a public hearing with 30 days notice. The public hearing information will be published in the local newspapers and mailed to all properties contiguous to or directly across the street. All members in favor of the motion.

Meeting adjourned at 7:00pm.

Respectfully Submitted,

  
Rebekah Fearing, Tax and Mayor’s Court Clerk