



PLANNING COMMISSION
MINUTES FOR REGULAR SCHEDULED MEETING

Tuesday, January 11, 2022 at 5:30 PM
City Hall Council Chambers - 418 Osborne St.

Planning Commission members present: Wiley King, Lloyd Streit, Leslie Warner, John Toshach, Keegan Federal.
Planning Commission members absent:

Community Development Department staff present: Kenneth Hughes and Delya Carter.

I CALL TO ORDER:

The meeting was called to order at 5:30pm by Commissioner Streit.

II ELECTION OF CHAIRMAN:

MOTION: Commissioner King nominated Lloyd Streit; no member seconded the motion so the motion died. Commissioner Federal nominated Leslie Warner, Commissioner Toshach seconded the motion. The motion carried with Commissioner Federal, Commissioner King, Commissioner Toshach voted aye. Commissioner Warner & Streit abstained.

MOTION: Commissioner Warner nominated Streit for Vice Chairman; Commissioner King second the motion. The motion carried with Commissioner Federal, Commissioner King, Commissioner Toshach voted aye. Commissioner Warner & Streit abstained.

III MINUTES:

IV OLD BUSINESS & PUBLIC HEARINGS:

V NEW BUSINESS & PUBLIC HEARINGS:

1. Annexation & Rezoning – City of St. Marys requests zoning for purpose of proposed annexation. The current zoning is County A-F and the proposed zoning is R-4. Tax Parcel 120 002. Common location known as 562 Winding Road.

2. Annexation & Rezoning – City of St. Marys requests zoning for purpose of proposed annexation. The current zoning is County R-2 and the proposed zoning is R-4. Tax Parcel 120 002C. Common location known as 764 Winding Road.

3. Annexation & Rezoning – City of St. Marys requests zoning for purpose of proposed annexation. The current zoning is County A-F and the proposed zoning is R-3. Tax Parcel 120 002E. Common location known as land to the rear of 764 Winding Road.



4. Annexation & Rezoning – City of St. Marys requests zoning for purpose of proposed annexation. The current zoning is County R-2 and the proposed zoning is R-3. Tax Parcel 120 002D. Common location known as land north of 764 Winding Road.

- Director Hughes presented the staff Report.

PUBLIC COMMENT

- Charles Mungin at 562 Winding Rd. “I would not like to be annexed into the city because I don’t want my property taxes to increase, I also don’t want to have to pay for the fee of hooking up to the city water/sewer system.”

There was a discussion by commission members about how to approach the approval of the proposal.

MOTION: (Item 1, parcel 120 002) Commissioner Toshach moved to approve with staff recommendations; no member seconded the motion so the motion died. Commissioner Streit move not to approve the city request on item one on parcel 120 002; no member seconded the motion so the motion died.

MOTION: (Item 3, parcel 120 002E) Commissioner Streit moved to approve with staff recommendations; no member seconded the motion so the motion died.

MOTION: Commissioner King moved to approve with staff recommendations on all 4 items; no member seconded the motion so the motion died.

MOTION: The staff recommended that there be a discussion about what each member has an issue with for the 4 items that are presented.

- Commissioner Toshach stated that he was concerned about the elements that the staff included for considerations for rezoning without an analysis of the individual elements. He stated that “it suffers from lack of information.”
- Chairman Warner said he was concerned with the citizen that expressed a desire not to be annexed. He shared that if the city were requesting to annex the entire island that he would probably be more favorable to annexing all of it. He stated that he was concerned with the impact that would be imposed on the existing land owner.
- Commissioner Toshach stated that it is mainly what he intended by his remark.
- Commissioner Streit stated that his concerns were about forcible annexation two parcels 120 002 & 120 002C. He stated that those sites will ultimately have to tie into the city system by virtue of the septic system failing. He shared that this will be a financial burden on the property owners without an apparent benefit to the property owners. “I do not have any issues with 120 002D or 120 002E; these



are needed and necessary necessary annexation. My suggestion would be to split the request where items 1 & 2 are not approved and 3 & 4 are approved.”

- Commissioner King stated that six months ago the board with through this and approved it. “Now for some reason it was delayed, the annexation, and now we are back to discussing this again. I say we go forward with it.”
- Commissioner Federal had no additional comments so therefore he would pick on Commissioner Streit’s comments and move to approve items 3 & 4 and disapprove on items 1 & 2.
- Chairman Warner asked staff if the commission could approach it that way. Mr. Hughes said that it was a valid motion.
- Commissioner King stated that if 1 and 2 were not approved that they would be an island.
- There was no second of the motion so the motion died.
- Mr. Hughes stated that these items will still be moving on to the City Council meeting. His suggestion would be to make a motion to recommend annexation for 120 002D & 120 002E with the zoning proposed. Then recommend against annexation on 120 002 & 120 002C, but if the annexation is approved it should have the zoning proposed by staff.

MOTION: Commissioner King moved to approve the suggestion made by Mr. Hughes; Commissioner Federal second the motion. The motion carried unanimously.

Minor Subdivision – LIP Investments requests a two-lot minor subdivision with one lot being 3.64 acres and the second lot being 612.83 acres. The property is zoned P-D. Tax Parcel 120 008D. Common location known as that land lying at the northeast corner of the intersection of Colerain Road and Winding Road stretching east to Charlie Smith Sr Hwy as well as south to Kings Bay Road

- K. Hughes presented the Staff Report. Recommendation that staff has is that this will be okay to do as a final plat, but the final plat will not be able to be recorded until the water and sewer is brought to the site or a surety of some kind is made to insure it’s completion.
- Zachary Marsh Johnson & Jackie Johnson presented as the owner.

PUBLIC COMMENT

None

MOTION: Commissioner Federal moved to approve the minor subdivision; Commissioner Toshach seconded the motion. The motion carried unanimously.

Zoning Ordinance Amendment – City of St. Marys requests a zoning ordinance amendment to amend the planned development district standards and to the processes by which a planned development is adopted and/or amended.

This item was removed from agenda.



Zoning Ordinance Amendment– City of St. Marys requests a zoning ordinance amendment to establish an expiration for planned developments where there has not been substantial construction and/or investment in infrastructure to support keeping said planned development active.

- K. Hughes presented the staff report.
- Chairman Warner stated that he thought there was an intent to deal with existing PDs on the books. Mr. Hughes stated that this is the first step and that the next step would be to go through the Planned Developments and then bring forward individual cases to the Planning Commission.
- Commissioner Toshach asked if it would be better to evaluate each expiring PD to see if there is a better fit within the master plan.
- Mr. Hughes stated that it is possible but that it creates difficulty with tracking those expirations and processing it through the commission.

PUBLIC COMMENT

None

MOTION: Commissioner King moved to approve the zoning ordinance amendment; Commissioner Toshach seconded the motion. The motion carried unanimously.

Residential Design Policy – Discussion of a residential design policy guide for development in St. Marys.

- Commissioner Federal excused himself from the remainder of the meeting based on a prior commitment.
- Mr. Hughes provided an overview of the policy guide as a follow up to the work on Planned Developments. The policy would establish a baseline for Planning Commission to evaluate proposals based off of high-quality development while still being attainable.
- Chairman Warner asked when this policy would apply.
- Mr. Hughes stated that it would be a policy document that like the master plan we people point to in order to express what we are expecting.
- Commissioner Toshach expressed an understanding that zoning changes had to be consistent with the master plan. Mr. Hughes clarified that the commission is required to consider the master plan.
- Commissioner Streit asked who would monitor “these zoning regulations.” Mr. Hughes explained that it would be monitored as part of the building permit approval process.
- The commission discussed the merits of having something enforceable and whether or not it should apply to just Planned Developments or throughout the city.
- Staff shared that it was important that we have something now based on current development demand. Mr. Hughes reiterated that this was a starting point.



MOTION: Commissioner Streit moved to approve the residential design policy guide; Commissioner Toshach seconded the motion. The motion carried unanimously.

VI **DISCUSSION**

VII **ADJOURNMENT**

Commissioner King moved to adjourn at 6:34 pm and Commissioner Toshach seconded the motion. The motion carried unanimously.

These minutes were approved on February 8, 2022 by the Planning Commission.

/s/KJH