

VILLAGE OF WAYNESFIELD
 Committee: Planning Commission/Zoning Board of Appeals
 Minutes
 Meeting Date: May 12, 2022

Present	Title	Name	Present	Title	Name
X	Mayor	Rodney Luma	A	Community Member	Chris Kaufman
X	Council Member	Robert Miller	X	Community Member	Randy Carter
X	Community Member	Brian Hardin	A	Zoning Inspector: Non Voting member	Mike Ridenour
x	Community Member	Lisa Nickles			
X	Community Member	Jaiden Johnston			

Guest: none

Call to order at 7:00 PM

Approval of Minutes from Last meeting

Motion by B. Hardin Second by: J. Johnston

Vote: Miller__y_ Hardin__y__Nickles__y__Johnston__y__ Kaufman__a__ Carter __y_Luma__y_

Old Business

1. 318 E.Wapakoneta

As was voted on at the last meeting Ms. Nickles drafted a letter to the Shelby County Building Department in response to their request for documentation of action taken by this committee in regards to the current Zoning classification at 318 E. Wapakoneta Street. Ms. Nickles sent the draft letter to Mayor Luma. Mayor Luma informed the committee tonight that he did not send letter, but had opted to send the letter to the Village solicitor for review.

Mr. Carter sent an email to the property owner, who then contacted Mr. Carter by phone. Property owner stated that Mr. Ridenour told him property was zoned residential and he (Mr. Ridenour) based that decision on a zoning map dated 1978. Property owner further stated if property was zoned residential he could proceed. Mr. Carter attempted to contact the building inspector who sent the original communication to the committee. Mr. Winn was not available but Mr. Carter was able to speak with Rob England who is the boss of the division. He was aware of the stop work order. Mr. England stated the stop work order was still in place. Mr. Carter, called the property owner to bring him up to date on the communication.

Future services available through The Shelby County Building Department

They could provide building inspection services free of charge to the Village of Waynesfield via their contracted services with Auglaize County

This should be added to our agenda for further investigation and possible implementation.

2. Zoning Maps

Mr. Carter reported he had investigated and determined the tax recorders have a use code for all properties. In most cases this would also be how the property is zoned. He provided a spreadsheet with all non-residential use codes for properties within the Village, which could be used to create a zoning map.

Mr Hardin stated that in the last 16 years 21-22 properties have transferred to the Village.

Ms Johnston stated certain commercial buildings have been that way for a long time and should probably stay that way.

Ms. Nickles would like to see the property dimensions on the reference map Mr. Carter had printed.

Mr Hardin said you could have an exclusion for existing lots that don't meet standards. Those lots could be handled by a case by case bases by the Planning Commission and zoning inspector.

The suggestion was made by Ms. Nickles to have a work session to complete a new zoning map in leu of our next scheduled meeting

Motion was made by Miller. Seconded by Johnston to cancel next schedule meeting (May 26, 2022)

Vote: Miller__y_ Hardin__y__Nickles__y__Johnston__y__ Kaufman__A__. Carter __y_Luma__y_

Mr. Carter and Ms. Nickles will get together to work on a new Zoning map utilizing the property tax information and aerial map Mr. Carter has.

3. Review of New Knoxville Zoning Ordinances

Ms. Johnston, and Mr. Miller stated they liked the way New Knoxville's ordinances where written. They where much easier to read and understand than our current Zoning Ordinances.

After considerable discussion a motion was made by Ms. Nickles and seconded by Mr. Hardin to begin reviewing the New Knoxville Zoning Ordinances and abandon the review process of the Proposed Waynesfield Zoning Ordinances.

Vote: Miller__y_ Hardin__y__Nickles__y__Johnston__y__ Kaufman__A__. Carter __y_Luma__y_

Committee will review the first 11 pages of the New Knoxville document for our next meeting.

New Business

Ms. Johnston was contacted by her uncle, Jerod Ridenour regarding a the possibility of building a concrete porch on the front of his property. Ms. Nickles raised the question regarding easements that may existing. Mr. Hardin stated it would be easier if Jerod Ridenour came to the meeting so it could be discussed. Mr. Johnston did not know the dimension or available set back for the porch. This is not a covered porch and does not need a permit.

Ms. Nickles expressed concern if he moved ahead without checking to see what easements maybe present. If an easement is present then he should be aware, if needed the Village can dig up and remove what is necessary to access any Village assets. The Village would not be liable for any replacement of what ever was placed on their easement. It was recommended by Mr. Hardin that Jerod Ridenour come to a meeting to discuss this. No decision was made.

Other Business for the good of the order:

Discussion regarding Property Maintenance issues. Several of the properties are in the process with the Property Maintenance committee. Everyone agreed zoning ordinances dealing with property maintenance should be a priority for the committee.

Next meeting June 9, 2022 @ 7:00 PM

Motion to adjourn by __Miller_ Second by__Johnston__

Vote: Miller__y_ Hardin_y__Nickles__y__Johnston__y__ Kaufman__A__. Carter __y_Luma__y_

Time of adjournment:_____8:30 pm_